

10/03/23 PC AGENDA SHEET

SIGNAGE  
(TITLE 30)

TROPICANA AVE/PARADISE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0535-COUNTY OF CLARK (AVIATION):**

**DESIGN REVIEW** for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone.

Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-27-110-001; 162-28-501-004 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5051 Paradise Road
- Site Acreage: 90 (portion)
- Project Type: Freestanding signs
- Sign Height (feet): 16
- Square Feet: 635

Site Plans

The plans depict 2 existing concrete freestanding signs located at the corners of Tropicana Avenue and Koval Lane, and Tropicana Avenue and Paradise Road. These signs are being modified to reflect the name change of the airport from McCarran International Airport to Harry Reid International Airport. The bases and setbacks of the existing signs will remain as is, the facades of the signage, sign height, landscaping, and lighting will be modified.

Landscaping

Terraced landscaped freestanding sign bases are shown on the plans. Each terrace level is off-set between 7 feet and 12 feet at a 120 degree angle. Each terrace level is 2 feet to 4 feet wide with decorative rock. Desert plant palate is shown as the bases of both freestanding signs. The proposed landscaping consists of various agave that are native to the Southern Nevada desert and are water smart. The landscape lighting will be static. Landscape lighting will be an accent

feature integrated into the site design and will incorporate photocells and times per Code. The lighting at night can be thematically pre-set by modifying colors for different events to show awareness and public integration.

Elevations

The new signage façade showcases internally illuminated letters “Harry Reid International Airport”. The overall height of the signage increases from 11 feet from grade to 16 feet from grade. The design of the new signage façade increased the overall signage height to account for suitable proportions of the signage message lettering to fill the width of the existing concrete monument structure background. The wall supporting the airport’s name will have a low resolution LED matrix that will have animation to subtly twinkle for a night ambience. The matrix will not be programmed for any electronic messaging and will maintain slow animation changes (less than 3 seconds) to not distract adjacent traffic. The existing curved center portion of the wall will use an Extech Kinetic façade which is made up of individual dynamic metal panels that exhibit a subtle motion in the breeze. The Extech Kinetic wall displays grayscale airplanes to integrate an aviation element as well as the Clark County Department Of Aviation logo.

Applicant’s Justification

The applicant states this is a sign of regional significance. The proposed landscape will mature to a maximum height that will not impede the view of the sign while beautifying the natural environment of the corners in a chevron plan view configuration.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1503-07	Request for a parking lot	Approved by PC	February 2008
UC-1107-07	Temporary seasonal parking lot	Approved by PC	November 2007
UC-1344-06	Temporary seasonal parking lot	Approved by BCC	November 2006
DR-0561-06	Airport expansion	Approved by PC	June 2006
UC-0406-01	Primary use permit for the airport	Approved by PC	May 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed Use & Public Use	C-2, H-1, & P-F	Commercial uses & undeveloped
South	Public Use	P-F	Harry Reid International Airport
East	Corridor Mixed Use & Public Use	C-2, H-1 & P-F	Commercial uses & undeveloped
West	Entertainment Mixed Use	H-1	Commercial use

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Comprehensive Planning**

Staff finds that the proposed signs should not negatively impact the surrounding area. The locations of the signs are along major street intersections. The location has not been modified, only the landscaping (base for the signs), sign height, facades, and lighting have been modified considering adjacent traffic. Additionally, the thematic modification of the colors for different events could contribute to show awareness and public integration; therefore, staff can support this application.

#### **Department of Aviation**

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

#### **Department of Aviation**

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SAMIA TWAINY

**CONTACT:** SAMIA TWAINY, 1845 E. RUSSELL RD., LAS VEGAS, NV 89119