

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-24-0513-VEGAS AIRO 1, LLC**

**SIGN DESIGN REVIEW** to increase the area of an electronic sign (electronic message unit, static) in conjunction with a condominium hotel and retail center on 12.72 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Decatur Boulevard and the north side of Russell Road within Spring Valley. MN/rr/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

163-25-815-001

**SIGN DESIGN REVIEW:**

Increase the area of an electronic sign (electronic message unit, static) to 216 square feet where a maximum of 100 square feet is allowed per Section 30.05.02G (a 116% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY – BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5050 Russell Road
- Site Acreage: 12.72
- Project Type: Electronic message unit, static
- Sign Height (feet): 35
- Square Feet: 216 (electronic message unit, static)/420 (overall freestanding sign)

**Site Plan**

The plan depicts a previously approved condominium hotel and retail center known as the Otonomus Hotel which is presently under construction and located at the northwest corner of Decatur Boulevard and Russell Road. The subject property has 614 feet 2 inches of street frontage along Decatur Boulevard. The plan indicates a freestanding sign proposed to be located in the median of the main driveway entrance on Decatur Boulevard. The subject sign is proposed to be set back 24 feet 11 inches from the property line along the street, and will not be located within the sight visibility zones on either side of the driveway.

### Sign Plan

The plan depicts a proposed 2 sided freestanding sign that is 35 feet tall with an overall size of 420 square feet. The sign is proposed to be located within a driveway entrance median adjacent to Decatur Boulevard with the sign faces oriented to the north and south. The freestanding sign is proposed to include an electronic message unit (static) that will be 18 feet high and 12 feet wide or 216 square feet. The bottom of the electronic message unit (static) on the freestanding sign is proposed to be 10 feet above the surrounding grade of the driveway median, while the highest point of the unit is 28 feet above the grade.

### Landscaping

No additional landscaping is proposed or required with this application.

### Applicant's Justification

The applicant states that the electronic message display unit will face south to capture traffic coming from the 215 freeway. The unit will be used to promote tenants on the property and advertise to before and after event crowds at Allegiant Stadium. The applicant states that the sign will complement the design of the property and neighboring property signage and is necessary for branding purposes. The applicant states that the proposed design poses no negative impact to adjacent developments.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-23-900380	Electric vehicle charging stations in conjunction with a condominium hotel and retail center	Approved by ZA	August 2023
ADET-22-900537 (NZA-19-0449)	Administrative extension of time for a condominium hotel, long/short term lodging, and a retail center development	Approved by ZA	August 2022
TM-20-500189	1 lot commercial subdivision	Approved by PC	July 2021
VS-20-0534	Vacated and abandoned government patent easements, pedestrian access easements along Russell Road, drainage easements, and 5 feet of Russell Road and Decatur Boulevard for detached sidewalks - recorded	Approved by PC	July 2021
NZA-19-0449	Reclassified from M-D to C-2 zoning with reduced parking and increased building height	Approved by BCC	October 2019
UC-1150-08 (ET-0006-11)	First extension of time for a recreational facility (indoor gun range) with reduced parking - expired	Approved by PC	March 2011
UC-1150-08	Recreational facility (indoor gun range) with reduced parking - expired	Approved by PC	February 2009
VS-0511-08	Vacated and abandoned a portion of Russell Road for detached sidewalks - recorded	Approved by PC	July 2008
ZC-2012-05	Reclassified from R-E to M-1 zoning for a retail center	Approved by BCC	February 2006

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1055-99	Reclassified the site from R-E to M-1 zoning for a retail center	Approved by BCC	August 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse development
South	Business Employment & Corridor Mixed-Use	CG	Retail (gas station & convenience store) under construction
East	Business Employment	IL	Retail (gas station & convenience store) & outside storage
West	Business Employment	IP	Office/warehouse & undeveloped

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed freestanding sign including the electronic message unit (static) is proposed to be 420 square feet, which is less than the maximum size of 767.7 square feet allowed for a freestanding sign along Decatur Boulevard based on the property frontage. The overall sign height is 35 feet, which is less than the maximum allowable height of 50 feet. The surrounding area primarily consists of industrial and commercial developments with a mix of freestanding signs and large off-premises signs located along both sides of Decatur Boulevard to the north and south of Russell Road. Staff finds the proposed electronic message unit (static) as part of the proposed freestanding sign will be harmonious with the surrounding area and will not impact or impede pedestrian or vehicular traffic. The sign should not have an adverse or negative impact on the surrounding land use or properties. Therefore, staff can support this request.

#### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, 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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; off-premises advertising is not permitted; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Applicant is advised that signs are not permitted within the right-of-way.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that 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; and 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ARCHITECTURAL DESIGN AND SIGNS, INC.

**CONTACT:** ARCHITECTURAL DESIGN AND SIGNS, INC., 5470 WYNN ROAD, SUITE  
600, LAS VEGAS, NV 89118