

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0312-LVWS CIMARRON, LLC

SIGN DESIGN REVIEWS for the following: **1)** increase the area of project entrance signs; and **2)** increase the height of project entrance signs in conjunction with an existing multi-family residential development on 13.68 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley.
MN/rr/cv (For possible action)

RELATED INFORMATION:

APN:

176-09-501-014

SIGN DESIGN REVIEWS:

1.
 - a. Increase the area of a proposed project entrance sign (Sign A) to 218 square feet where 35 square feet is the maximum area permitted per Section 30.05.02N (a 522.9% increase).
 - b. Increase the area of a proposed project entrance sign (Sign B) to 128 square feet each where 35 square feet is the maximum area permitted per Section 30.05.02N (a 265.7% increase).
 - c. Increase the area of a proposed project entrance sign (Sign C) to 128 square feet each where 35 square feet is the maximum area permitted per Section 30.05.02N (a 265.7% increase).
2. Increase the height of proposed project entrance signs to 15 feet each where 5 feet is the maximum height permitted per Section 30.05.02N (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8147 W. Warm Springs Road
- Site Acreage: 13.68
- Project Type: Project entrance signs
- Sign Height (feet): 15
- Square Feet: 218 (Sign A)/128 (Sign B)/128 (Sign C)/474 (total)

Signage Plans

The plans provided depict an existing multi-family development located on a 13.68 acre site, south of Warm Springs Road and east of Cimarron Road. The plan indicates three proposed project entrance signs on the site labeled as Signs A, B, and C. Sign A is proposed to be attached to an existing perimeter wall near the northwest corner of the subject site facing towards the intersection of Warm Springs Road and Cimarron Road. Signs B and C are proposed to be attached to an existing perimeter wall located on each side of the main entrance into the multi-family development from Warm Springs Road located to the east of Cimarron Road. Sign A is proposed to be set back a minimum of 20 feet from the property line at the intersection of Warm Springs Road and Cimarron Road. Sign B is set back 6.5 feet, and Sign C is set back 10.5 feet from the north property line along Warm Springs Road.

Each sign includes open channel letters with white faux neon attached to the existing perimeter wall. Each sign location features 6 slightly angled illuminated tubes with heights varying from 8 feet 8 inches to 14 feet 4 inches which are proposed to be anchored in the ground in front of the wall in groups of three within a 3 foot 6 inch wide area and a 4 foot wide area located on each side of the channel letters. Additionally, Sign A includes 2 painted aluminum cabinets with a routed-out star pattern and backed with white acrylic. The cabinets are proposed to be attached to the perimeter wall and will be located to the left and right of the illuminated tubes. This results in Sign A being a total of 218 square feet while Signs B and C are a total of 128 square feet each where 35 square feet is the maximum area allowed for each sign. The maximum height for each sign is 14 feet 3 inches to the highest point of the tallest illuminated tube where 5 feet is the maximum height allowed.

Applicant's Justification

The proposed signage is designed to provide effective site identification and maintain consistency with the established character of the surrounding corridor. Nearby developments have entry signage of similar scale and visibility that were previously approved. The modifications aim to preserve continuity within the streetscape and avoid a visual gap between existing and new development. The proposed signs are designed to improve wayfinding for both vehicles and pedestrians, reducing confusion for first-time visitors. Illumination will comply with all applicable standards, with lighting directed to minimize spillover and glare onto adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0076 (ADET-26-900256)	First extension of time for a zone change, waiver of development standards, and design reviews for multi-family development	Approved by ZA	April 2026
AV-24-900818	Minor deviation for modifications to the approved plans	Approved by ZA	December 2024
VS-24-0036	Vacation and abandoned patent easements	Approved by PC	April 2024
NZC-23-0076	Zone change from R-E & C-1 to R-4, with a waiver of development standards, and design reviews for multi-family development	Approved by BCC	May 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0077	Vacation and abandonment of a portion of right-of-way	Approved by BCC	May 2023
VS-0228-08	Vacation and abandonment of a portion of Warm Springs Road - expired	Approved by PC	April 2008
TM-0039-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
ZC-1695-05 (WC-0079-07)	Waiver of conditions of a zone change requiring right-of-way dedication for Myers Street, Mardon Avenue, and related spandrel in conjunction with a future commercial development	Approved by BCC	May 2007
ZC-1695-05	Zone change from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS3.3	Offices & commercial buildings & undeveloped
South	Public Use	PF	Undeveloped
East	Neighborhood Commercial	CG	Undeveloped
West	Neighborhood Commercial & Corridor Mixed Use	CP, CG & RM50	Office building, shopping center & multi-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

Staff finds that the primary purpose of a project entrance sign is to facilitate traffic and emergency services. Such signs are a type of monument sign which is typically integrated into the entry landscape features, constructed of materials and color accents consistent with the project's overall design theme, and located at primary entrances of residential, commercial, or industrial projects.

Staff has identified several project entrance signs located within a half mile of the subject site for both commercial and residential uses, such as two, 100 square foot entrance signs attached to a 5 foot wall along Cimarron Road and two, 340 square foot entrance signs attached to an 8 foot 4 inch wall along Warm Springs Road nearby at St. Rose Hospital. These signs were approved via waivers where one, 70 square foot sign was allowed by code at that time. The purpose of these signs, however, is to support vital emergency services. The remaining project entrance signs are primarily associated with residential uses and all appear to be smaller in size and within the allowable height of 35 feet.

While the overall sign design, including the use of the illuminated tubes, is consistent with the design theme of the multi-family development and could bring interest to the streetscape, the proposed sizes and overall heights of the signs would appear to be somewhat out of character with other similar residential developments within the area. Therefore, staff is unable to support these requests.

Staff Recommendation

Denial.

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

If approved:

- 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; 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, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: YC SIGNS

CONTACT: YC SIGNS, 3401 SIRIUS AVENUE, UNIT 19 AND 20, LAS VEGAS, NV 89102