

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: AG-25-900254: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly.
(For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On April 2, 2025, Commissioner Segerblom requested the Board of County Commissioners (Board) discuss temporary Off-Premises For Sale Signs.

On January 1, 2024, the rewrite of the Clark County Development Code (Title 30) became effective. Prior to the rewrite, Title 30 included a temporary sign type called Off-Premises For Sale Sign which was defined as “a sign advertising the sale of lots, buildings, or units of buildings in residential development located on parcels other than the buildings, units or lots they are advertising. A sign advertising a leasable sign location is not permitted as a temporary sign and is expressly prohibited.”

Temporary Off-Premises for Sale Signs were allowed to only be constructed on undeveloped property and measure no greater than 128 square feet and 20 feet in height, not including 3 feet of additional height for embellishments. Signs were able to be constructed subsequent to receiving a building permit, which was only valid for 6 months.

The rewrite of Title 30 strengthened sign regulations resulting in the elimination of temporary Off-Premises For Sale Signs as these signs were just available to for-sale home builders and not any other sectors of industry. This elimination of the sign type also resulted in a prohibition on the issuance of building permits for these signs after January 1, 2024. Today, all building permits for these signs have expired yet many of these signs can still be found on properties throughout unincorporated Clark County.

Staff requests the Board discuss temporary Off-Premises For Sale Signs, and direct staff accordingly.

Cleared For Agenda
04/16/25