

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0829-WT ML WARM SPRINGS, LLC:

SIGN DESIGN REVIEW to modify residential adjacency standards for signage in conjunction with a previously approved cannabis establishment (retail store) on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the south side of Warm Springs Road and east of Haven Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-09-115-002

SIGN DESIGN REVIEW:

Allow illuminated signs to not be on a timer and to be active between the hours of 10:00 p.m. and 6:00 a.m. where not permissible per Section 30.04.06I.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 95 Warm Springs Road
- Site Acreage: 0.9
- Project Type: Cannabis retail store signage
- Sign Height (feet): 25 (existing freestanding sign)
- Square Feet: 113 (existing freestanding sign)

Site Plan

The plan depicts an existing cannabis retail store approved in August of 2020 by UC-20-0288 along with an existing double-faced illuminated freestanding sign approved in May 2025 via SDR-25-0269. The freestanding sign is located west of the driveway on Warm Springs Road, in the northwest corner of the site. Furthermore, the faces of the freestanding sign are oriented east and west and the sign is set back 10 feet from the north property line (adjacent to Warm Springs Road), 10 feet from the west property line, and 232 feet from the shared residential property line to the south. The chase lighting on the freestanding sign faces north and south.

Sign Plan & Request

The existing freestanding sign has 2 vertically aligned cabinets which contain various designs for the same business. The top cabinet is 93 square feet and mimics the historic 'Welcome to Las Vegas' sign. It also features the company's logo and a chase of 190 chasing lightbulbs have been placed around the outside of the cabinet. The bottom cabinet is 20 square feet, internally illuminated, and advertises a drive-thru for the business.

The applicant is requesting to allow the existing illuminated freestanding sign to remain on between the hours of 10:00 p.m. and 6:00 a.m. adjacent to an area subject to residential adjacency to the south.

Landscaping

No changes to the previously approved landscaping are proposed or required with this request.

Applicant's Justification

The applicant states that the sign is located within a commercially zoned parcel which sits along a busy right-of way. The applicant also states that the sign faces east and west, not south towards the adjacent residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0269	Sign design review for cannabis retail store signage	Approved by BCC	May 2025
ET-24-400107 (UC-20-0288)	Second extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2024
ADR-24-900631	Façade changes to modify previously approved elevations	Approved by ZA	October 2024
ADR-23-900676	Drive-thru in conjunction with a cannabis establishment (retail cannabis store)	Approved by ZA	January 2024
ET-22-400108 (UC-20-0288)	First extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2022
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment (retail cannabis store) - expired	Approved by ZA	December 2020
UC-20-0288	Retail cannabis establishment (retail cannabis store) and design review for new construction	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expired	Approved by ZA	October 2019
TM-19-500171	Commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Harry Reid Airport rental car center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG	Office & retail development
West	Neighborhood Commercial	CG (AE-60)	Vehicle rental

Related Applications

Application Number	Request
WC-25-400127 (SDR-25-0269)	A waiver of conditions for a sign design review is a companion item on this agenda.

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.

While staff acknowledges the distance between the existing freestanding sign and the residential development to the south, staff has received complaints from the residents that the chase lighting is a nuisance in the area. Staff may be supportive of this application if more landscaping was installed along the southern property line or in the landscape area immediately south of the freestanding sign, but as of now staff cannot support this request.

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 are not permitted within the right-of-way.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CLEAR RIVER, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135