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cityoflasvegas
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April 9, 2025

Lealon Cooley
Maryann Goodsell
1608 Taylor Woodrow Drive
Las Vegas, Nevada 89117

**RE: 25-0021-VAR1
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN ELECTRONIC MESSAGE UNIT [LED ILLUMINATED DISPLAY] WITHIN 200 FEET OF PROPERTY ZONED FOR RESIDENTIAL USE WHERE SUCH IS PROHIBITED on 1.50 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seaman).

This approval is subject to the following **amended** conditions:

Planning

- A. The Monument sign shall not be illuminated between the hours of 9:00 p.m. to 6:00 a.m. daily.
 1. A Variance is hereby approved to allow an electronic message unit and animated sign in a residential zoning district where such is prohibited.
 2. A Variance is hereby approved to allow an electronic message unit and animated sign within 200 feet of property zoned for residential use where such is prohibited.
 3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
 4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

5. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
6. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 8, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **April 21, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Lealon Cooley
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117