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cityoflasvegas  
lasvegasnevada.gov

January 14, 2026

Pastor Brett Cargile  
Foothills Southern Baptist Church of Las Vegas, Nevada  
6405 West Cheyenne Avenue  
Las Vegas, Nevada 89108

**RE: 25-0529-VAR1  
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED ELECTRONIC MESSAGE UNIT [LED ILLUMINATED DISPLAY] FREESTANDING INSTITUTIONAL SIGN WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY WHERE SUCH IS NOT ALLOWED on 2.92 acres at 6405 West Cheyenne Avenue (APN 138-14-113-015), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

This approval is subject to the following Added conditions:

**Planning**

- A. The subject sign shall not be illuminated between the hours of 9:00 p.m. and 6:00 a.m.
- B. An administrative Required Review shall be conducted one year from the date of final inspection for the sign.
  - 1. 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.
  - 2. 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.
  - 3. 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.

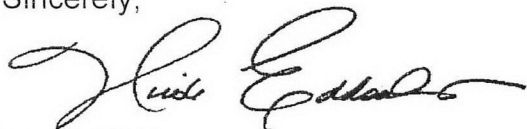
4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
5. Animated 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

6. All landscaping and private improvements (sign) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Planning Commission on **January 13, 2026** 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 **January 26, 2026**. 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:jr