

NYE COUNTY SIGN REVIEW APPLICATION



Application Checklist

- Original signed application
- Fee
- Proof of Ownership

Provide the following plan(s) applicable to your request:

- Provide master sign plan document regarding sign types, maximum heights and lengths, sign locations, colors. (if applicable)
- Site plan (one legible 8.5" x 11" print minimum)
- Setbacks and location of proposed freestanding sign(s)
- Distance between freestanding signs
Vicinity map, north arrow, scale
- Property frontages along adjacent street(s) per 17.04.770
- Provide building or tenant frontage for each building
- Show signs located outside the sight visibility zone must be shown as listed in 17.04.770
- Freestanding signs (one legible 11" x 17" print)
Height and sq. ft. of proposed freestanding sign(s)
- Provide changing-image information and sq. ft.
- Provide table indicating sign type, illumination, maximum sq. ft. allowed, and sq. ft. proposed
- Show location and distance from all signs located on adjacent properties
- Building elevations (one legible 8.5" x 11" minimum copy)
- Possible individual tenant wall sign areas based upon sign type.

- Color and materials exhibit (one 8.5"x 11" print of original board)
- Paint and stain color chips; relate specific color and material selections to all color rendered building elevations
- Colors and materials of proposed freestanding sign(s) and any proposed building wall sign(s)

Temporary signs will require a Temporary Use Permit (TUP) under NCC 17.04.925.

*****If requesting any deviations from the sign code, a waiver application will be required*****

Falsification of any information contained hereon may cause all approvals to be revoked.

Application Fee:

\$25 per sign/\$100 Maximum

Department of Planning
250 N. Hwy 160, Ste. 1
Pahrump, NV 89060
Phone: 775-751-4249
Fax: 775-751-4324
Website: www.nyecounty.net

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Sign Review Application

For Office Use Only

Sign Name: _____

Sign Address: _____

Assessor's Parcel Number(s): _____

Existing Zoning: _____ Master Plan: _____

Intent of this Request _____

Property Owner	Name _____ Company _____
	Address _____ City _____
	State _____ Zip Code _____ Phone _____ Email _____
Agent/Applicant	Name _____ Company _____
	Address _____ City _____
	State _____ Zip Code _____ Phone _____ Email _____
SIGN TYPE	Please list the type of sign and area in square feet. This should include any pertinent information about the sign, location, illuminated, etc. Type of signs include monument, wall, freestanding, off-premise, marquee, directional, construction, special attraction or promotional.
	<input type="checkbox"/> Permanent or <input type="checkbox"/> Temporary (TUP required)
	Area Sq. Ft.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, qualified to initiate this application under Nye County Code; that the information on the plans and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of any knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted, (I, We) understand that falsification of any information contained hereon may cause all permits to be revoked. (I, We) also authorize the purpose of advising the public of the proposed applications. (I, We) understand that as the property owner(s) or authorized agent, it is my (our) responsibility to ensure all easements, encroachments or CCRs are adhered to.

Property Owner/Agent Signature _____

Print Name _____

For Office Use Only

Date Filed:	Application Number:	Received By:
Processed By:	Receipt #:	
Code Compliance on File? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	CUP Required?	Previous CUP or WV approved?
Case #	Related Case #'s	
Staff Notes:		

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17.04.770: SIGNAGE REQUIREMENTS:

A. Scope: Outdoor advertising structures and signs may be permitted subject to the limitations and provisions set forth herein. This section is intended to provide specifications and regulations for most sign types. Signs not described or regulated by this chapter should not be used or constructed without specific approval of the planning and zoning commission. The provisions of this code shall apply to all signs erected in the Pahrump regional planning district.

B. Purpose And Intent: The purposes of these sign regulations are:

1. To encourage the effective use of signs as a means of communication;
2. To maintain and enhance the aesthetic environment and the valley's ability to attract sources of economic development and growth;
3. To improve pedestrian and traffic safety;
4. To minimize the possible adverse effect of signs on public and private property; and
5. To provide for consistent and fair application and enforcement of the regulations pertaining to signs.

C. Applicability:

1. Generally: A sign may be erected, placed, established, painted, created or maintained in the PRPD only in conformance with the standards, procedures, exemptions and other requirements of this chapter.
2. Nonapplicable Situations: Nothing in this chapter shall apply to displays of the following kinds:
 - a. Official notices of any court, public body or officer;
 - b. Notices posted by utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice;
 - c. Directional, warning or informational signs or structures either required by law or established by local authority, institutional or group notices of a public or semipublic nature;
 - d. Lettering attached to an operational motor vehicle;
 - e. Those signs located within a building or on private property that will not be visible from any public right of way or adjoining properties; and
 - f. Grandfathered signs.

D. Definitions: Words and phrases used in this chapter shall have the meanings set forth in this chapter:

ABANDONED SIGN: A sign which remains on a property which has been vacated or which remains unused and does not display a currently valid advertising message, or although in use exists in a deleterious state or in disrepair.

ALTERATION: Changing or rearranging any structural part, sign face, enclosure, lighting, component, control, or location of a sign.

ANIMATED SIGN: A sign with parts or sections which revolve or move or which have flashing or intermittent lights, but not including "time and temperature" signs or electronic message signs (see also definition of Electronic Message Sign).

AWNING SIGN: A sign that is mounted to a building or canopy. The framework is usually covered with a light fabric or other materials that may be translucent. The awning cover may contain advertising or identifying copy, graphics or design

and may be back lighted. Awnings used strictly as protective structures for windows and doors and having no sign copy or design are not signs and may display the building address only.

BACKLIGHTING: Illumination positioned inside or behind a sign face such as behind raised letters and awnings or inside sign cabinets, the lighting source of which is not itself visible to the observer. This may also be called "internally lighted".

BEACON LIGHT: See definition of Searchlight/Beacon.

BILLBOARD: A sign that directs attention to a business, commodity, service, entertainment or attraction that is sold, offered, or exists at a location other than the premises upon which the sign is located.

CHANGEABLE COPY SIGN: A sign on which the text or copy may be changed manually or electrically, including, but not limited to, electronic message signs, time and temperature displays, price signs for gas stations, or movie theater listings.

CLEARANCE: The height of the lower edge of the face of a freestanding sign from the finished grade.

ELECTRONIC MESSAGE SIGN: A display consisting of an LED or an array of internal light sources, panels, or disks that are computerized or electronically activated.

EXTERNAL ILLUMINATION: Lighting which is mounted so as to illuminate a sign from a position outside of the sign structure. This may also be called "externally lighted".

FREESTANDING SIGN: A sign that is self-supported by poles, pylons, or other structural supports mounted in the ground.

HEIGHT: The vertical measurement from the adjacent street grade or normal grade to the top of the highest attached component of the sign.

ILLEGAL SIGN: Any sign that was constructed, modified or expanded after the adoption of this code not lawfully constructed or erected in compliance with regulations identified in this chapter.

ILLUMINATION: A sign equipped with artificial lighting devices and or neon for the purpose of improving the sign's visibility.

INFLATED SIGN: Any advertising device that is supported by heated or forced air or lighter than air gases.

LAWFUL NONCONFORMING SIGN: A sign including structural supports which lawfully existed at the time the zoning or land use ordinance became effective but which does not presently conform to all the requirements of this chapter.

MARQUEE SIGN: A roofed structure affixed to and supported by the building and projecting beyond the face of the building for purpose of advertising the business or service offered within the building to which such sign is affixed.

MONUMENT SIGN: A freestanding sign the base of which is at least as wide as ninety percent (90%) of the sign width, and mounted permanently in the ground.

MOVABLE SIGN: Any sign prominently displayed to identify, advertise, direct, or promote, any person, product, company, or entity of service, which is movable in nature such as "A-frames", pedestal, signs on vehicles, banners attached to freestanding poles, or similar signs that are not permanently installed in the ground.

OFF PREMISES SIGN: Any billboard or advertising display indicating the business transacted, services rendered, goods sold or produced, name of business, person, firm or corporation, which is not available or not located on the same premises as the display.

ON PREMISES SIGN: Any freestanding sign or wall display strictly incidental to a lawful use of the premises on which it is located indicating the business transacted at, services rendered, goods sold or produced on the premises, name of the business, or name of the person, firm or corporation occupying the premises. A sign located on an access drive which is the primary means of vehicular access to a development from a dedicated street shall be considered on premises, even if it is located on or through an adjacent property to a dedicated street.

PORTABLE READER SIGN: A reader sign that is mounted on a portable framework and intended for temporary use.

PROJECTING SIGN: A sign that is attached to and projects from a building, pole or other support.

PROMOTIONAL SIGNAGE: Temporary devices such as banners, streamers, flags, balloons, pennants, trailer signs and inflated signs which advertise special prices or events at the business and not only the name of the business.

PUBLIC PROPERTY: Land identified by the Nye County planning department and based on what is defined as public property according to records held by the assessor of Nye County. Examples of such lands are lands owned or managed by the bureau of land management, Nye County, U.S. forestry, Native American tribes, and the state of Nevada.

READER SIGN: A changeable copy display that allows for the manual or electrical changing of the copy or text.

REPAIR: The replacement of frame and support material of an existing sign with the same material with no change in the support system of the existing sign.

ROOF SIGN: A sign which is supported wholly or in part by and which projects over a roof.

ROUTINE MAINTENANCE: Normal repair and upkeep of the structural integrity and appearance of a nonconforming outdoor advertising structure. The term does not include an increase in the size or height of the structure or any addition or enhancement to the structure that increases the visual effect of the structure or increases the impact of the use of the land in the area around the structure.

SEARCHLIGHT/BEACON: An apparatus on a swivel or stationary which projects a beam of light greater than five hundred thousand (500,000) candlelight wattage.

SHOPPING CENTER: An integrated shopping complex comprised of five (5) or more retail stores.

SIGN: An outdoor advertisement making a material or service known.

SIGN AREA: The portion of a sign used for display purposes and excluding the frame and supports. Only one side of a double faced sign shall be used for computing the sign area when the signs are parallel (no greater than 2 feet apart) or diverge from a common edge by an angle not greater than thirty degrees (30°). For signs that do not have defined display areas, sign area shall be the area of the smallest rectangle or square that will frame the display.

SIGN SETBACK: Sign setback is the distance from the current or future right of way line, and/or perimeter property line, measured horizontally to the closest point of projection of the display, sign or structure.

TEMPORARY SIGN: Any identification, advertising, directional, or promotional device which is not permanently constructed or attached and which must be removed according to the provisions of this chapter.

WALL SIGN: A sign that is painted on, fastened to, or erected against the wall of a building.

E. General Sign Regulations In All Zones:

1. Signs Permitted In All Zones:

- a. Construction signs having an area not in excess of thirty two (32) square feet in residential zones and sixty (60) square feet in all other zones, provided such signs are erected no more than sixty (60) days prior to construction, are confined to the site of construction, and are removed not more than thirty (30) days after completion of construction and prior to occupancy.
- b. Government signs for traffic control, for direction to public facilities, or for regulatory notice, warning or other public purposes.
- c. Nonilluminated real estate signs provided they are removed within seven (7) days of the sale, rental or lease of the subject property and provided that such signs not exceed more than sixteen (16) square feet of area, shall not be illuminated and shall be set back at least two feet (2') from all property lines.
- d. Permitted special event (election) signs as outlined in Nevada Revised Statutes.

e. Political signs provided they are located and removed in accordance with Nevada Revised Statutes¹⁴.

f. Temporary directional signs subject to the following:

- (1) Purpose: Temporary directional signs will be allowed to advertise and provide directions toward a residential subdivision during the construction of the subdivision.
- (2) Area: Signs may not be larger than eighteen inches by twenty four inches (18" x 24") and must be constructed of durable materials.
- (3) Display Period: Temporary directional signs may be used while a subdivision is under construction, and while units within the subdivision are being sold. The temporary directional sign shall be removed within seven (7) days of the sale of the last unit within the subdivision which it is advertising.
- (4) Setback: Temporary directional signs are subject to the same setback requirements as permanent freestanding signs.
- (5) Issuance: Temporary directional signs must be approved by the zoning administrator before the placement of any sign. A location plan must be submitted for approval.
- (6) Permit Conditions: The zoning administrator may issue a permit for temporary directional real estate development signs for up to six (6) months. Any such permit is subject to review at any time. In granting a temporary real estate directional sign permit, the zoning administrator will also determine the total number of temporary directional signs which may be displayed and the locations where they may be displayed.
- (7) Community Directional Ladder Signs Permitted: Ladder style directional signs to be shared by more than one development are not in violation of this chapter or the limitations of this section. Such directional signs must be approved by the zoning administrator.

g. Master plan sign programs are authorized within the boundaries of approved master planned developments. The zoning administrator is authorized to grant approval to master plan sign programs.

2. Prohibited Locations: No advertising display shall be placed in any of the following locations:

- a. Within the existing and future planned right of way of any highway, road or other public easement, or within an existing and future planned right of way;
- b. Within any stream or drainage channel;
- c. In any location that may obstruct views of approaching traffic within any defined sight triangle easement as defined in the "Standard Details Specifications For Public Improvements Within The Pahrump Regional Planning District".
- d. So as to interfere with, mislead, obstruct the view of or be confused with any directional, warning, danger signal or informational sign or structure, either required by law or established by local authority;
- e. Above a canopy or marquee, or upon a roofline; and
- f. No signs shall be attached to any tree, public utility poles or structures, or traffic control devices, posts or signs.

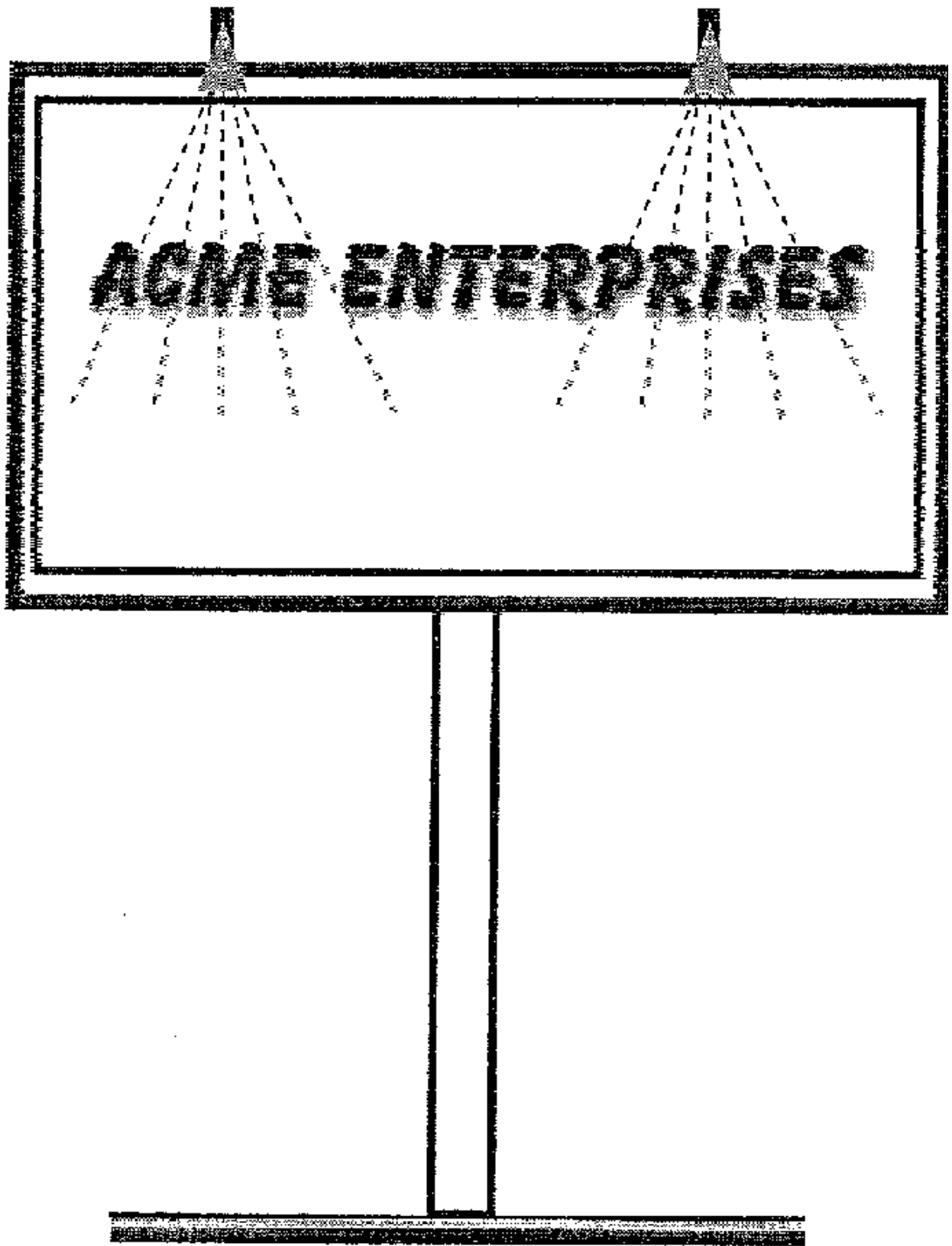
3. Prohibited Displays: Displays of the following nature are prohibited, unless otherwise approved by the zoning administrator:

- a. Imitations or simulations of any directional, warning, danger or informational signs;
- b. Illumination of such brilliance and/or position as to blind or dazzle the vision of travelers;
- c. Mobile signs pulled or attached to a vehicle;
- d. Misleading, erroneous or false information and advertising; and
- e. Those that emit any sound as part of the advertising message;

4. Maintenance: All signs, advertising displays and structures as regulated by this chapter shall be maintained by the owner of the sign and/or property owner, and shall be kept free and clear of all obnoxious substances, materials,

rubbish or weeds.

5. Sign Setback: Signs not in excess of eight feet (8') in height shall be set back a minimum of two feet (2') from the front property line, signs exceeding eight feet (8') in height shall be set back a minimum of ten (10) from the front property line. No sign shall be erected within twenty feet (20') of a residential property line, or within ten feet (10') of any other side property line unless such sign is to be jointly utilized by the two (2) adjacent properties.
6. Lighting (If Used): Sign illumination shall be in the form of backlighting or down lighting; up lighting shall be prohibited to protect and preserve views and enjoyment of the night sky. No lighting may interfere with roadway visibility. Strobe lighting is prohibited.



Downward Lighting for Billboards

7. Curbing And Landscaping: Freestanding signs shall be located within a concrete curb, the support of which shall be located no closer than two feet (2') from the required curb. The area within the curb shall be landscaped.
8. Animated Signs: Animated signs are prohibited. No sign shall gyrate, blink, flash, strobe or be audible in any animated fashion, except that gaming establishment, casinos shall be exempt.

9. Nonconforming Signs: All freestanding signs (including off premises signs) shall be treated as nonconforming structures, as subject to section [17.04.905](#) of this chapter.

10. Abandoned Signs: Abandoned off premises or freestanding signs must be removed or repaired within fifteen (15) days notification by any county or town official or designee.

F. Signs Permitted In Residential Zones:

1. Wall Signs: Only one wall sign not exceeding two (2) square feet in area per dwelling unit may be permitted to indicate the name and address of the occupant or home occupation.
2. Yard Sale/Garage Sale Signs: Yard sale and/or garage sale signs may be permitted while the yard sale is active and must be removed within twenty four (24) hours of the termination of the yard sale.
3. Entry Signs: In single-family, multi-family, and mobile home park residential districts, up to two (2) wall mounted subdivision identification signs not in combined excess of forty eight (48) square feet, shall be permitted at each primary entrance to the subdivision, complex or park.
4. Building Identification Signs: One downlit sign not exceeding twelve (12) square feet may be permitted for each apartment or condominium building provided that such sign contains no advertising matter except the name and street address of the apartment or condominium building.
5. Nonresidential Signs: Non residential uses, including model homes, shall be permitted one freestanding monument sign per street frontage not to exceed sixty (60) square feet in area or six feet (6') in height, and may also be permitted wall signage in accordance with the requirements for commercial zones. All model home signage must be removed prior to the issuance of a certificate of occupancy for the home.

G. Signs Permitted In Commercial Zones:

1. Wall Signs: Wall signs may be permitted in all commercial zoning districts subject to the following:
 - a. Wall signs (except for marquee signs) shall not project more than twenty four inches (24") from the wall face upon which the sign is mounted.
 - b. Wall signs may occupy up to fifteen percent (15%) of the building or wall face upon which the sign is mounted. In multi-tenant structures such as in line commercial shopping centers, individual wall signage shall be calculated based on the lease area of each tenant, not the entire building.
2. Marquee Signs: Marquee signs may be permitted in all commercial zones subject to the following:
 - a. No sign attached to any marquee may project below the marquee and not have more than fifty percent (50%) of the sign projecting above the top of the marquee.
 - b. The sign may not exceed the height of the wall to which the marquee is attached, and no external bracing to the wall or top of the marquee may be allowed.
3. Changeable Copy Signs: Changeable copy signs may be allowed as wall mounted or freestanding signs with an area of up to one hundred (100) square feet.
4. Freestanding On Premises Signs: Freestanding on premises signs may be permitted subject to the following:
 - a. Sign Height: Sign height is subject to the following:
 - (1) Signs in NC and MU zones may be allowed up to a height of twenty five feet (25').
 - (2) Signs in GC zones may be allowed up to a height of thirty five feet (35').
 - (3) Signs located directly across the street from planned or existing residential uses may not exceed ten feet (10') in height.

- b. Number Of Signs: Each commercial use may be permitted at least one freestanding sign. Developments with double street frontage, or over one hundred fifty (150) linear feet of street frontage may be permitted two (2) freestanding signs, and one additional sign for each additional one hundred feet (100') of linear street frontage.
- c. Sign Aesthetics: All signs must be architecturally compatible with the principal structure through use of similar finish, texture, embellishment and color.
 - (1) Signs in NC and MU zones must be monument signs.
 - (2) Signs in GC zones that are supported by a single or two (2) column structural support, such pole(s) or column(s) must utilize a decorative cover that is at least twenty five percent (25%) as wide as the width of the sign to conceal the pole or column. The decorative cover must utilize finish, texture and colors that are compatible with the principal structure(s).
- d. Sign Area: Sign area is subject to the following:
 - (1) Uses with a gross floor area of up to forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred (100) square feet.
 - (2) Uses with a gross floor area in excess of forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred fifty (150) square feet.
 - (3) Uses with a gross floor area in excess of eighty thousand (80,000) square feet may be permitted signs with a sign area of up to two hundred (200) square feet.
- e. Sign Separation: Signs must maintain a minimum separation of fifty feet (50').
- f. Shopping Center Signs: Shopping centers must coordinate the signage of all uses within the shopping center to ensure that individual sign structures can accommodate multiple users, and so that each freestanding sign is of uniform design and character.

H. Signs Permitted In Industrial Zones:

- 1. Wall Signs: Wall signs may be permitted in all industrial zoning districts subject to the following:
 - a. Wall signs shall not project more than twenty four inches (24") from the wall face upon which the sign is mounted.
 - b. Wall signs may occupy up to fifteen percent (15%) of the building or wall face upon which the sign is mounted.
- 2. Changeable Copy Signs: Changeable copy signs may be allowed as wall mounted or freestanding signs with an area of up to one hundred (100) square feet.
- 3. Freestanding On Premises Signs: Freestanding on premises signs may be permitted subject to the following:
 - a. Sign Height: Signs in industrial zoning districts may be allowed at a height of up to thirty five feet (35').
 - b. Number Of Signs: Each industrial use may be permitted at least one freestanding sign. Developments with double street frontage, or over one hundred fifty (150) linear feet of street frontage may be permitted two (2) freestanding signs, and one additional sign for each additional one hundred feet (100') of linear street frontage.
 - c. Sign Aesthetics: All signs must be architecturally compatible with the principal structure through use of similar finish, texture, embellishment and color.
 - (1) Signs that are supported by a single or two (2) column structural support, such pole(s) or column(s) must utilize a decorative cover that is at least twenty five percent (25%) as wide as the width of the sign to conceal the pole or column. The decorative cover must utilize finish, texture and colors that are compatible with the principal structure(s).
- d. Sign Area: Sign area is subject to the following:
 - (1) Uses with a gross floor area of up to forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred (100) square feet.

(2) Uses with a gross floor area in excess of forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred fifty (150) square feet.

(3) Uses with a gross floor area in excess of eighty thousand (80,000) square feet may be permitted signs with a sign area of up to two hundred (200) square feet.

e. Sign Separation: Signs must maintain a minimum separation of fifty feet (50').

f. Office Park/Industrial Park Signs: Such developments must coordinate the signage of all uses within the development to ensure that individual sign structures can accommodate multiple users, and so that each freestanding sign is of uniform design and character.

I. Off Premises Signs:

1. Zoning Requirement: Off premises signs may be allowed in GC and HI zoning districts with the approval of a conditional use permit.

2. Sign Location: The leading edge of an off premises sign must be within one hundred feet (100') of State Highway 160 or State Highway 372. Off premises signs are prohibited south of Caas Road and north of Bell Vista along State Highway 160, and west of Leslie or east of Highway 160 on Highway 372.

3. Setback: Off premises signs shall be set back not less than ten feet (10'), as measured from the leading edge of the sign, from all rights of way, and twenty five feet (25') from all other property lines.

4. Stacking: An off premises sign may not be stacked upon another off premises sign.

5. Size:

a. No off premises sign shall exceed thirty five feet (35') in height, or forty eight feet (48') in width.

b. No off premises sign shall have a surface area greater than three hundred (300) square feet. For the purpose of this requirement only one side of a back to back off premises sign shall be counted, however two (2) opposing faces shall not exceed forty five degrees (45°) from parallel.

6. Name Of Manufacturer Displayed: No off premises (billboard) advertising display shall be permitted unless the name of the manufacturer or the manager of the sign is permanently displayed thereon and is visible from the roadway adjacent to the property.

7. Separation: All separation distances shall be measured in a radius fashion from the center of the sign face in accordance with the following:

a. Off premises signs shall have a minimum separation of seven hundred fifty feet (750') from all other existing off premises signs on the same side of the street.

b. Off premises signs shall have a minimum separation of two hundred feet (200') from any intersection of roadways or any other existing off premises sign on the opposite side of the street.

c. Off premises signs shall have a minimum separation of one hundred feet (100') from any on premises sign.

d. Off premises signs shall have a minimum separation of five hundred feet (500') from any residential zone boundary.

8. Billboard Aesthetics:

a. Lighting: Off premises signs shall be illuminated with low level and indirect downlighting; no strobe lighting or lighting that would impair the vision of a driver shall be permitted. No light may shine or reflect light outside the perimeter of the sign in any direction;

b. Color: Earth tone colors indigenous to the Pahrump Valley shall be used to paint the support(s) of the structure and the frame around the sign;

c. Number Of Supports: A maximum of two (2) supports will be permitted;

- d. Material: No signs made of canvas shall be permitted; nor may signs have streamers, balloons, pennants, banners, or wind driven devices as part of the sign or attached to the sign;
- e. Projections And Emission: No sign may emit a noise via an artificial device; nor may signs emit smoke, fire or odor; nor may signs have extensions or projections from the perimeter of the sign. (Ord. 303, 2005: Ord. 285, 2004)