



### JUSTIFICATION LETTER

January 15, 2025

Project Name: Peccole Ranch Master Association LED Sign

Project # 25-0021

Peccole Ranch Master Association  
9501 Red Hills Rd. Las Vegas, NV 89117-0862

APN# 16306610002

Pre-App# 103048-PRE

Substance of Request:

**Proposed:** Replace existing illuminated single sided sign facing Red Hills Road with a double face illumination sign with LED message center.

**Application:** We are submitting a sign permit application to allow an electronic message unit (LED ILLUMINATED DISPLAY)

**Location:** The sign will be at 9501 Red Hills Road. The new sign placement has been mitigated to not impact the 2 closest neighbors that are within 150 feet.

**Purpose:** The existing sign is now old and decaying. The proposed replacement LED sign will be able to keep the homeowners informed of events, meetings or public notifications including safety issues.

Submitted by – Representative - Sign Contractor on behalf of the Peccole Ranch Board of Directors and HOA

Wright Ventures, LLC  
(License # - 0075337 and 0076485)  
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**25-0021**  
01/16/2025