



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE - PUBLIC HEARING

Project Address (Location) 9501 RED HILLS RD, LAS VEGAS, NV 89117-0862

Project Name PECCOLE RANCH ASSOCIATION LED SIGN **Proposed Use** _____

Assessor's Parcel #(s) 16306610002 **Ward #** _____

General Plan: Existing X Proposed X **Zoning:** Existing _____ Proposed _____

Additional Information REPLACE AN EXISTING MONUMENT SIGN ON PROPERTY WITH LED DISPLAY SIGN TO NOTIFY HOMEOWNERS OF UPCOMING EVENTS MEETING AND OTHER PERTINENT INFORMATION

Property Owner Maryann Goodsell **Contact** Lealon Cooley
Address 1608 Taylor Woodrow Dr. **City** Las Vegas **State** NV **Zip** 89117
E-mail maryanng711@gmail.com **Phone** 702-255-3351

Applicant Peccole Ranch Community Association **Contact** Lealon Cooley
Address 9501 Red Hills Rd **City** Las Vegas **State** NV **Zip** 89117
E-mail l.cooley@peccoleranch.net **Phone** 702-255-3351

Representative Lealon Cooley **Contact** _____
Address 9501 Red Hills Rd **City** Las Vegas **State** NV **Zip** 89117
E-mail maryanng711@gmail.com **Phone** 702-255-3351

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Maryann Goodsell

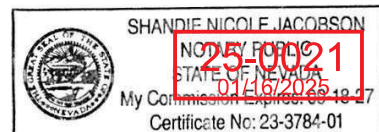
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name MARYANN GOODELL

Subscribed and sworn before me

This 15th day of January, 20 25

Clark County, NV
Notary Public in and for said County and State





WRIGHT VENTURES, LLC

SIGN AND LIGHTING
(702) 263-1025

DESIGN NUMBER:
02418

DATE: 12.17.24
12.29.24
01.14.25
01.15.25
01.15.25
REVISION: 3
4
5
6
7
DESCRIPTION:
MONUMENT SIGN

PROJECT:
PECCOLE RANCH
COMMUNITY MASTER
ASSOCIATION
LOCATION:
9501 RED HILLS
LAS VEGAS, NV 89117

SALESPERSON:
J. KEVIN WRIGHT

NEVADA STATE CONTRACTOR:
SIGN LICENSE #C6-0075337
ELEC. LICENSE #C2-0076485

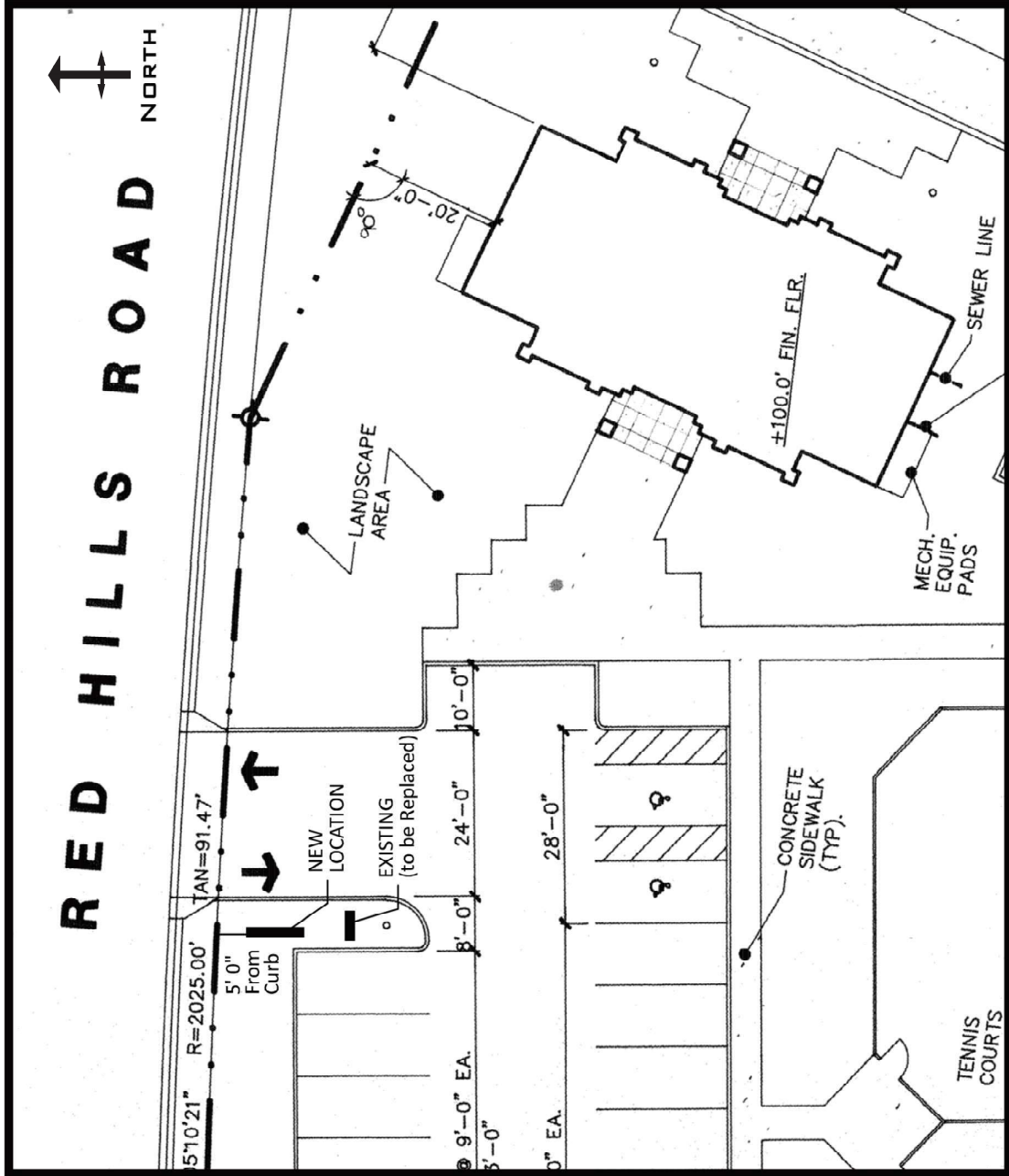
DESIGNER
JAMES L. GREENLEE

FILE NAME:

DRAWING NUMBER
2 OF 2

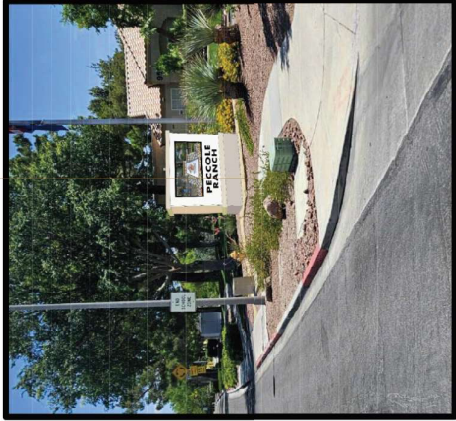
NO. 25-0021
01/16/2025
J. Wright

WRIGHT VENTURES, LLC
7340 EASTGATE RD., SUITE 170
HENDERSON NV 89011
(702) 263-1025



D/F MONUMENT SIGN
Qty: 1

- Double-faced Monument Sign
- With Illuminated Peccole Ranch Copy
 - Black/White Vinyl to Cover Copy so it Illuminates White at Night
 - Pop-out Surrounds
 - (2) LED Animated Message Center w/ Immediate Transition Between Messages
 - Full-color 15.85 mm RGB 281 Trillion Colors
 - Side Service



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DESIGNER
JAMES L. GREENLEE

FILE NAME:

DRAWING NUMBER
1 OF 2

NO 25-0021
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