

April 19, 2024

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main St.  
Las Vegas, NV 89101

**Re: *Justification Letter  
Required Review – Off-Premises Sign (V-43-96) & Minor Site  
Development Plan Review to Convert Off-Premises Sign to  
Digital Display Unit (LED)  
901 N. Buffalo Drive (Buffalo Drive/Washington Avenue)***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. By way of background, on June 19, 1996, the City of Las Vegas City Council approved V-43-96 allowing for a 55-foot tall, 14-foot by 48-foot off-premises sign located at 901 N. Buffalo Drive (the “Site”) on the northwest corner Buffalo Drive and Washington Avenue. Subsequently, the City Council has approved several reviewed reviews of the off-premises sign on the Site including:

- V-0043-96(1) on August 15, 2001
- RQR-33738 on August 5, 2009
- RQR-53826 on August 20, 2014

The Applicant is requesting another review of the approved off-premises sign on the Site. As indicated by the prior approvals, the off-premises sign has been operational on the Site for nearly 30 years. Similar to 30 years ago, the Site is zoned C-1 and part of a larger commercial center. The Site is on the northwest corner of Buffalo Drive and Washington Avenue and near the Summerlin Parkway/Buffalo interchange. The immediate area has only become more commercial and more intense. Therefore, the continuation of the operation of the off-premises sign on the Site is appropriate. In addition, with intense commercial uses around the Site, the off-premises sign should not be subject of any additional required reviews.

Pursuant to Title 19.12.120(G)(3), the Applicant is also requesting a minor site development plan review to convert the existing off-premises sign to a Digital Display Unit (LED). The existing faces of the off-premises sign will be removed and replaced with a RGB Daktronics 16 MM display. The off-premises sign will remain at its current dimension of 14-feet by 48-feet.


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Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

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