

LAW OFFICE

Jay H. Brown, Ltd.

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November 16, 2006

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Justification Letter
SDR-17312
VAR-17871

Gentlemen:

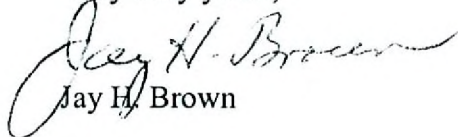
Application SDR-17312 is for a site design review of Déjà vu's Little Darlings' free-standing pole sign, an allowed used in the current M zoning. The freestanding sign is aesthetically pleasing to the eye and meets the design standards set forth in the city code, and is consistent with other signs in the area.

A variance is required to allow the increase in the height of the sign to 80 feet and increase the size of the face of the sign from the allowed 760 sq. ft. to 1,235 sq. ft. for the following reasons:

1. The location of the sign is within 200 feet of I-15.
2. I-15 is elevated approximately 50 ft. and the sign would not be visible unless it was raised to 80 ft.
3. The face of the sign needs to be much larger than the 760 sq. ft. allowed by code in order for it to be spatially appealing while being viewed from I-15.
4. The sign is located on an irregular shaped parcel, which limits the visibility of signage on the property.

We respectfully request that our application for the variance in the height and size of the freestanding sign be approved.

Very truly yours,


Jay H. Brown

JHB:cc

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February 20, 2007

VIA FACSIMILE TO: 382-4803

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus
City Clerk

Re: City Council Agenda of February 21, 2007
Item No. 105 - VAR-17871
Item No. 106 - SDR-17312
Déjà vu's Little Darlings

Dear Ms. Ronemus:

Please be advised that I represent the applicant in the above referenced matter.

I respectfully request that this item be abeyed from the presently scheduled meeting to the meeting to be held on March 7, 2007 in order for my client and me to work out content problems with the City Attorney.

Thank you for your cooperation.

Very truly yours,

Jay H. Brown
Jay H. Brown

JHB:cc

Submitted after final agenda
Date 2/20/07 Item #105 ✓
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