

January 15, 2008

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

APN: 139-28-401-033

Re:
Special Use Permit and Variance

To Whom It May Concern:

We respectfully submit this request for a Special Use Permit and a Variance for an off-premise advertising sign located on the new parking structure of the proposed eighteen-story Ahern Corporate Center located on the southwest corner of Bonanza and Martin Luther King Dr. This parcel was recently zoned C-2, application ZON-13896.

The off-premise advertising sign will be 1200 sf (20' x 60') and will be located on the east side of the parking structure. The top of the sign will be 83'-0" above the finish grade. We are requesting a variance of Title 19 section 19.40.100 C to allow a 1200 sf sign where 672sf is the maximum size and to allow the top of the sign to be +/- 58'-0" above the elevated roadway where 30' above the elevated roadway is the maximum.

In our opinion, this request will not negatively impact the design of the proposed project. We have made every attempt to follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA

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02/28/08 PC