



January 29th, 2014

City of Las Vegas
Dept of Planning
333 N. Rancho Blvd
Las Vegas, NV 89106

Re: Variance to reduce the required setback of five feet to one foot for a monument sign located in a C-1 zone.

To Whom This May Concern:

This letter is to serve as the justification letter for a variance to reduce the required setback of five feet, to a reduced setback of one foot for a monument sign located in a C-1 zone. Given the location of the set property line, my client (EVAPS Law Office) is asking to reduce the required set-back to one foot so they can properly install a monument sign.

The reduced setback will not affect pedestrian traffic, vehicle traffic or visibility. A reduced setback will allow better visibility of the sign and the tenant names required to assist current cliental in locating the office. The visibility will also be increased which will assist in the marketing and representation of my client's law office along with the other occupied tenants within the building.

The proposed monument sign is to be located on 7th Street, facing North and South and will be non-illuminated.

Thank you for your time and consideration in this matter. If you should have any questions or concerns, please feel free to contact me anytime.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Pucci", is written over the typed name and title.

Bobby Pucci
Project Manager
Patrick's Sign Co

VAR-53064

PRJ-53033
02/20/14