



Date: August 16, 2022

To: City of Las Vegas Planning Dept.
495 South Main Street
Las Vegas NV 89101

Project: Jade Dispensary
6050 Sky Pointe Drive
Las Vegas, NV 89130

Contact: Mark Whitehouse
High Impact Sign & Design
820 S. Wigwam Pkwy #100
Henderson NV 89014

Re: Justification Letter – Jade Dispensary Signage

To Planning Dept.

We respectfully request the approval of a new signage package for an approved dispensary, “Jade Dispensary”, located at 6050 Sky Pointe Drive, Las Vegas NV 89130.

Signage Package contains the following signs:

Sign A – Freestanding Sign
Sign B – Wall Sign
Sign C – Wall Sign
Sign D – Border Lighting (No Commercial Message)
Sign E – Wall Wash Lighting (No Commercial Message)
Sign F – Illuminated Cube (No Commercial Message)
Sign G – Roof Sign
Sign H – Wall Sign
Sign I – Wall Sign
Sign J – Interior Sign (Non-Viewable to R.O.W.)
Sign K – Freestanding Sign (Existing) Re-face with new graphics

The waivers/variances required are as follows:

Sign A –

- 1) Waiver/Variance to allow a 66’ high freestanding sign where a 40’ freestanding sign is the max.
- 2) Waiver/Variance to increase square footage for freestanding signs to 887 square feet where 640 square feet is the maximum which is a 39% increase.

There are currently two (2) freestanding signs on site. One is an older identification sign for the former Tavern which will be converted over to the Dispensary for the time being with a face change. There is also a Fuel ID/Gas Price sign on the hard corner. Our goal is to combine both signs into one (1) consolidated sign. Also due to the large wall bordering the highway which stands approximately 20’ plus, we are requesting an overall ht. of 66’.

Additionally, we have some features that are not considered signage due to the absence of a commercial message. Please let us know the best way to address these items.

The signage will be displaying to the highway. All wall signage faces west to the highway and the freestanding signs will be perpendicular to the Sky Pointe.

We thank you in advance for your consideration of this request.

Regards,
Mark Whitehouse
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