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July 26, 2021

Ms. Preet S. Purl
Twin Star Energy, LLC
7671 Shaffer Parkway, Building H
Littleton, Colorado 80127

**Re: 21-0102-ARC1 - SIGNAGE DESIGN REVIEW
ADMINISTRATIVE DOWNTOWN DESIGN REVIEW
JULY 2021**

Dear Ms. Purl:

Your request on a Land Use Entitlement project request for a FOR THE REVIEW OF PROPOSED SIGNAGE at 1701 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) was administratively considered by the Department of Planning Staff.

This approval is subject to the following conditions:

Planning


1. Conformance to the Conditions of Approval for Variance (21-0102-VAR1) shall be required.
2. Conformance to the sign elevations and documentation as submitted and date stamped 05/11/21 and 07/19/21 in conjunction with this request, except as modified herein.
3. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
4. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
5. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.

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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **July 26, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Jonathan Boyles
Senior Planner
Case Planning Division

JB:clb

cc: Mr. Matt Franks
Patrick Signs
5115 South Arville Street
Las Vegas, Nevada 89118