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June 16, 2021

Las Vegas and Oakey, LLC
1620 Los Angeles Street, Suite C
Los Angeles, California 90015

RE: 21-0171-ARC1 - SIGN DESIGN REVIEW

Dear Applicant:

The Downtown Design Review Committee at a regular meeting held on June 15, 2021 voted to **APPROVE** a Land Use Entitlement request FOR THE REVIEW OF A PROPOSED SIGN PACKAGE FOR NEW CONSTRUCTION WITHIN THE SCENIC BYWAY on 1.48 acres at the southwest corner of Oakey Boulevard and Las Vegas Boulevard (APN 162-03-302-009), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

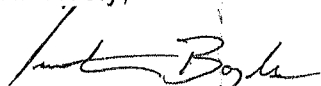
1. A Waiver is hereby approved to allow zero percent neon and/or animation for the painted wall sign on the south building façade.
2. The two monument signs must provide 75 percent neon and/or animation.
3. A Waiver is hereby approved to allow the tenant wall signs and window signs to be internally illuminated with no animation and/or neon.
4. Conformance to the sign elevations and documentation as submitted and date stamped 05/12/21 in conjunction with this request, except as modified herein.
5. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.

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6. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
7. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2021.

Sincerely,



Jonathan Boyles
Senior Planner
Case Planning Division

JB:clb

cc: Namyd Lyoubi
Punch Architecture
4425 Wagon Trail Avenue
Las Vegas, Nevada 89118