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CITY MANAGER

July 17, 2012

Beth Garside, Et Al
Mr. James Germain
10620 Southern Highlands Pkwy #110-441
Las Vegas, Nevada 89141

RE: ARC-45917

Dear Applicant:

Your request FOR A MASTER SIGN PLAN DESIGN REVIEW FOR AN EXISTING HOTEL/CASINO AND WAIVERS TO ALLOW INDIVIDUAL SIGNS TO CONTAIN LESS THAN 50 PERCENT ILLUMINATION AND/OR ANIMATION, TO ALLOW A SINGLE WALL SIGN TO EXCEED 1,500 SQUARE FEET, AND TO ALLOW THE TOTAL AREA OF ALL SIGNS ON THE SOUTH ELEVATION OF THE EAST TOWER TO EXCEED 50 PERCENT OF THE ELIGIBLE SIGN AREA at 206 North Third Street, 221 North Third Street and 220 North Fourth Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Downtown Design Review Committee (DDRC) on July 17, 2012. The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2012.

The Downtown Design Review voted to *APPROVE* of your request subject to the following amended conditions:

Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.

1. A horizontal neon band shall be added to the metal canopy on the south elevation of the East Tower on the north side of Ogden Avenue.
2. Conformance to the sign elevations and documentation as submitted and date stamped 06/28/12 and 07/09/12 in conjunction with this request, except as modified herein.
3. Approval of a Variance (VAR-45918) prior to issuance of any permits for signage on the subject site not in conformance with Title 19.08 requirements.
4. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department prior to installation.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Minor modifications may be approved by the Department of Planning.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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ARC-52859

FM-0073-04-12

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This action by the Downtown Design Review Committee on July 17, 2012 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,



Steve Gebeke, AICP
Senior Planner
Case Planning Division

SG:nl

Cc:

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