

Fremont Street EXPERIENCE

04/18/2017

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RECEIVED
APR 20 2017
Dept of Planning
City of Las Vegas

Dear Sirs:

We are writing in connection with the Aesthetic Review/Exterior Signage letter dated February 24, 2017 (the "February 24 Letter"). A copy of the Letter is attached for your reference.

The Letter was intended by the Fremont Street Experience Limited Liability Company ("FSE") to provide an approval only as to certain exterior signage contained within a proposed Fremont Food Emporium, and was not intended as a broader approval. It appears, however, that in a Special Use Permit application to the City of Las Vegas, it was represented that FSE had "reviewed and approved the proposed plans" and suggested that FSE had approved the project in its entirety. That was not the intent of the February 24 Letter.

Given the foregoing, and out of an abundance of caution, FSE hereby revokes the approval contained in its February 24 Letter and asks that you resubmit your design review plan to FSE. In your resubmittal, please itemize each element for which you seek review by FSE.

Thank you for your attention to this matter. We look forward to working with you in the future.

Sincerely,



Patrick Hughes
President/ CEO
Fremont Street Experience LLC

CERTIFIED MAIL™



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SUP-69672, SUP-69674 and SDR-69675



February 24, 2017

El Portal / Fremont food Emporium
310 Fremont St
Las Vegas NV 89101

Re: El Portal / Fremont food Emporium @ The Fremont Street Experience (FSE)
Aesthetic Review: Exterior Signage

Dear Sirs,

We have reviewed the drawings submitted for remodel of the building located at 310 Fremont St., Las Vegas, Nevada, located within the boundaries of the FSE Pedestrian Mall (Mall). The Drawings submitted for aesthetic review will be identified as Fremont Food Emporium signage. These drawings propose improvements to the existing building adjacent to the Fremont Street Experience. The proposed improvements consist of the following:

1st level: The existing storefront window system will be removed and replaced with an open air access. Roll down doors will be installed for building closure. These will be hidden from public view as depicted in the attached drawings

2nd level: The second level will be an open air concept. The building will also include a new sculptural LED board railing system as depicted in the attached drawings.

Please note that all tenant signage needs to be approved under separate application

The El Portal / Fremont food Emporium is approved as submitted and depicted on the drawings submitted for this aesthetic review, with the stipulations outlined under "Other" below.

3. Other:

As outlined in the Design Criteria Manual, all illumination elements on the exterior of the building shall be interfaced with the FSE lighting control system. The sign contractor shall note the same on all drawings and coordinate the interface with the FSE Assistant Show Operations Manager.

a. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for submittal to the City of Las Vegas for applicable licenses, permits and other approvals.

b. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for compliance with all applicable codes.

PRJ-69516
03/27/17

SUP-69672, SUP-69674 and SDR-69675

c. Deviation from the approved plans as indicated by this aesthetic approval will not be accepted by the FSE.

- Correction of non-compliant work is the responsibility of the contractor and/or property owner/tenant.
- Correction of non-compliant conditions must be quickly undertaken by the contractor and/or property owner/tenant upon notification of the variance by the FSE.

d. The use of amplified sounds is not permitted pursuant to the FSE Amplified Sounds Policy established June 7, 2000.

e. The contractor is required to execute the FSE Contractor Rules and Regulations and to comply with the requirements outlined therein prior to undertaking any work within the FSE Mall.

- The final approved start date of this work will be determined by FSE as part of the Contractor Rules and Regulations.

Let me know if you have any questions regarding this aesthetic review approval of signage for El Portal / Fremont food Emporium .

Sincerely,



John Zeller

Director of Mall Operations

PRJ-69516

03/27/17

SUP-69672, SUP-69674 and SDR-69675