



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

November 10, 2022

CORRECTED LETTER

Jehoon Kim
T-UPR, LLC
1500 Broadway, Suite 2400
New York, NY 10036

**RE: 22-0436-ARC1 - ADMINISTRATIVE SIGNAGE DESIGN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED SIGNAGE REVIEW FOR AN EXISTING HOTEL/CASINO DEVELOPMENT on 1.49 acres at 1 South Main Street (APN 139-34-101-007), Ward 5 (Crear), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 10/10/22 in conjunction with this request.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications to the approved signage may be approved by the Department of Planning.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Submit a License Agreement for all private improvements (portion of donut and stairs) in the Main Street public right-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

This action by the Department of Planning staff November 10, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

c.c.:

Mr. Sean Theuson
Pinkbox Doughnuts, LLC
3790 Paradise Road, Suite 250
Las Vegas, Nevada 89169

Mr. Greg Borgel
Pinkbox Doughnuts, LLC
3790 Paradise Road, Suite 250
Las Vegas, Nevada 89169