



**LAS VEGAS
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April 18, 2023

Eli Applebaum
KB Gateway on the Strip LLC
c/o Kingsbarn Realty LLC
1645 Village Circle, Suite 200
Las Vegas, Nevada 89134

**Re: 23-0022-ARC1 - SIGNAGE DESIGN REVIEW
DOWNTOWN DESIGN REVIEW COMMITTEE – APRIL 18, 2023**

Dear Applicant:

The Downtown Design Review Committee at a regular meeting held on **April 18, 2023** voted to **APPROVE** request FOR A ROOF-SIGN DESIGN REVIEW FOR AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF LAS VEGAS BOULEVARD SCENIC BYWAY DEVELOPMENT STANDARDS TO ALLOW FULL VIDEO FOR AN ANIMATED SIGN WHERE SUCH IS PROHIBITED on 1.82 acres at 2427 South Las Vegas Boulevard (APN 162-03-422-001), Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the sign elevations date stamped 04/06/23 in conjunction with this request, except as modified herein.
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 encroachment permit shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
4. Minor modifications in conformance with the approved plans and Title 19 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.

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This action by the Downtown Design Review Committee on **April 18, 2023** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Downtown Design Review Committee's decision as allowed by code.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Mark Whitehouse
High Impact Sign
820 S. Wigwam Parkway, Ste. 100
Henderson, Nevada 89014