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LAS VEGAS, NV 89101

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January 22, 2024

DTG Las Vegas, LLC
206 N. 3rd Street
Las Vegas, Nevada 89101

**RE: 23-0662 [MSP1 AND ARC1] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2024**

Dear Applicant:

The Department of Community Development – Planning Division has administratively **APPROVED** for possible action on the following Land Use Entitlement project requests on 4.05 acres at 206 North 3rd Street, 221 North 3rd Street, 220 North 4th Street and 208 Stewart Avenue (APNs 139-34-514-007 through 009; 139-34-510-019 and 139-34-510-001), C-2 (General Commercial) Zone, Ward 5 (Crear).

23-0662-MSP1 - MASTER SIGN PLAN - FOR A MINOR AMENDMENT TO AN APPROVED MASTER SIGN PLAN (MSP-45919) TO ADD AN EXISTING WALL/ROOF MOUNTED SIGN LOCATED ON AN EXISTING PARKING GARAGE FOR AN EXISTING HOTEL/CASINO

23-0662-ARC1 - (DDRC) - FOR A PROPOSED SIGNAGE DESIGN REVIEW FOR AN EXISTING HOTEL/CASINO

This approval is subject to the following conditions:

23-0662-MSP1 Conditions:

Planning

1. Approval and Conformance to the Conditions of Approval of Signage Design Review (23-0662-ARC1).
2. Conformance to the Conditions of Approval for Signage Design Review (ARC-45917), Variance (VAR-45918) and Master Sign Plans (MSP-45919, MSP-49989, MSP-51851 and MSP-78676) shall be required, except where amended herein.

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3. All development shall be in conformance with the site plan and sign elevations date stamped 12/15/23.
4. Approval of a License Agreement by the Building and Safety Division prior to installation of any proposed signage within the public right-of-way.
5. Minor modifications that conform to Title 19 requirements and/or the approved Master Sign Plan may be approved by the Department of Community Development.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0662-ARC1 Conditions:

Planning

1. Approval and Conformance to the Conditions of Approval of Master Sign Plan (23-0662-MSP1).
2. Conformance to the sign elevations and documentation as submitted and date stamped 12/15/23 in conjunction with this request.
3. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
4. An approved License Agreement shall be required for all signage that encroaches into the public right-of-way prior to installation of such signage.
5. Minor modifications to the approved signage may be approved by the Department of Community Development.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **January 22, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

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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:jr

cc:

Patrick's Signs
Michael Korn
5115 Arville Street
Las Vegas, Nevada 89118

Andrew Economon
Holly Cash
206 N. 3rd Street
Las Vegas, Nevada 89101