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LAS VEGAS, NV 89101

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October 29, 2024

Irving K. Epstein
IKE Gaming INC
107 North 6th Street, 3rd Floor
Las Vegas, Nevada 89101

**RE: 24-0531-ARC1 – ADMINISTRATIVE ARCHITECTURAL REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2024**

Dear Mr. Epstein:

The Department of Community Development - Planning Division has administratively **APPROVED** for possible action on a request FOR A SIGNAGE DESIGN REVIEW FOR PROPOSED WALL SIGNS AT AN EXISTING COMMERCIAL DEVELOPMENT on 0.23 acres at 520 Fremont Street (APN 139-34-601-014), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 10/10/24 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Community Development Building and Safety Division 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 in conformance with the approved plans and Title 19 may be approved by the Department of Community Development.
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 Department of Community Development staff on October 29, 2024 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,

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:bp

cc:

Alan J Woody
IKE Gaming INC
107 North 6th Street, 3rd Floor
Las Vegas, Nevada 89101

Michael LeBlue
YESCO
5119 South Cameron Street
Las Vegas, Nevada 89101