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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

October 29, 2024

Irving K. Epstein  
IKE Gaming INC  
107 North 6<sup>th</sup> Street, 3<sup>rd</sup> 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

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

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