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August 19, 2024

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

**RE: 24-0337-ARC1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – AUGUST 2024**

Dear Mr. Epstein,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project FOR AN EXISTING HOTEL/CASINO on 2.77 acres at 600 Fremont Street (APN 139-34-612-004), 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 08/06/24 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of 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 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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April 19, 2024

This action by the Department of Planning staff on **August 19, 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.

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  
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