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LAS VEGAS, NV 89101

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April 16, 2024

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

**RE: 23-0630-ARC1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – DECEMBER 2023**

Dear Mr. Korn,

The Department of Community Development – Planning Division has administratively **APPROVED** For possible action on a request for a Signage Design Review FOR A PROPOSED WALL SIGNS AND RELOCATION OF AN EXISTING PROJECTING SIGN on 0.16 acres at 121 North 4th Street (APN 139-34-501-026), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**23-0630-ARC1 Conditions:**

**Planning**

1. Conformance to the sign elevations and documentation as submitted and date stamped 12/15/23 in conjunction with this request.
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 to the approved signage 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 16, 2024**

This action by the Department of Planning staff on **April 16, 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:jr

cc: 117 Real Estate Holdings, LLC  
10091 Park Run Drive, Suite 200  
Las Vegas, Nevada 89145

Eric Scott  
8345 West Sunset  
Las Vegas, Nevada 89113