



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 17, 2023

Loraine Kusuhara
FAEC Holdings Wirrulla LLC
450 Fremont Street #285
Las Vegas, NV 89101

**RE: 23-0492-ARC1 – ADMINISTRATIVE ARCHITECTURAL REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2023**

Dear Applicant:

Your Land Use Entitlement project request For possible action on a request for a Signage Design Review FOR A PROPOSED ROOF SIGN on 2.75 acres at 450 Fremont Street, Suite #310 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/19/23 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. *[Any existing non-permitted signage shall be removed within 30 days of final action, or permits shall be obtained.]*
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 Planning.
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 17, 2023** 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:jr

c.c.:

Scott Bostick
CNB Partners Vegas LLC/ Aero Vegas LLC
450 Fremont Street, Suite 310
Las Vegas, Nevada 89135

Maren Parry
Ballard Spahr
One Summerlin, 1980 Festival Plaza Drive, Suite 900
Las Vegas, Nevada 89135