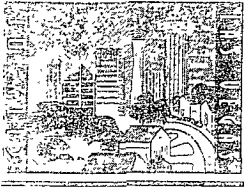


PLANNING &
DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 11, 2008

Mr. Rick Pecora
558 Ellen Way
Las Vegas, Nevada 89104-2860

RE: ARC-27073

Dear Mr. Pecora:

Your Request for a Master Sign Plan and Exterior Elevation Review with a Waiver to allow for an 11 foot, 6 inch Aerial Encroachment FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial)Zone, Ward 5 (Barlow)., was considered by the Downtown Entertainment Overlay District - Design Review Committee (DEOD-DRC) on March 11, 2008.

The Downtown Entertainment Overlay District - Design Review Committee (DEOD-DRC) voted to **APPROVE** your request subject to the following amended conditions:

1. Conformance to the sign and elevations and documentation as submitted and date stamped February 26, 2008 in conjunction with this request, except as modified herein.
2. A waiver to permit a projecting sign to have an 11 foot, 6 inch encroachment where an 8 foot encroachment is the maximum permitted is approved.
3. The property owner shall be required to participate in their proportionate share of the Entertainment Districts' Business Improvement District streetscape program.
4. Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of Title 19.08.045.
5. Applicant will be required to work with the Public Works Department to secure an encroachment agreement prior to opening for business.



Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y Barlow

City Manager
Douglas A Selby



6. All City Code requirements and design standards of all City Departments must be satisfied.
7. Approval of this case supersedes the two previously approved DEOD-DRC cases (ARC-15449 and ARC-23943) for this property.

Sincerely,



Yorgo Kagafas, AICP
Urban Design Coordinator
Planning & Development Department
Long Range Planning Division

YK:dr

cc: Mr. Mark Whitehouse
10 Research Lane
Las Vegas, Nevada 89101

Mr. Richard Atkins
Sr Economic Development Officer
400 Stewart Avenue 2nd Fl
Las Vegas, Nevada 89101