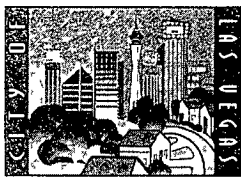


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 5, 2007

Mr Rick Pecora  
601 Fremont Street  
Las Vegas, Nevada 89101

**RE: ARC-23943**

Dear Mr Pecora

Your request for a Master Sign Plan and Exterior Elevation, waiver to permit an 11 75' encroachment where 8' is the maximum allowed, waiver to permit a projecting sign surface area of 117' square feet where 32' square feet is the maximum and a waiver to exempt the projecting and three canopy signs from the neon and animation requirement where a minimum of 50% neon and or animation is required Review 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 September 5, 2007. The Downtown Entertainment Overlay District - Design Review Committee (DEOD-DRC) voted to **APPROVE** your request subject to the following amended conditions of approval.

- 1 Conformance to the sign and elevations and documentation as submitted and date stamped August 14, 2007 in conjunction with this request, except as modified herein
- 2 A waiver to permit one projecting sign to have a 117' square foot surface area where the maximum surface area is 32' square feet is approved.
- 3 A waiver to permit a projecting sign to have an ~~11-75'~~ **12.5'** encroachment where an 8' foot encroachment is the maximum permitted is approved
- 4 The property owner shall be required to participate in their proportionate share of the Entertainment Districts' 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



ARC-23943  
Mr Rick Pecora  
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- 5 A waiver to exempt the projecting sign and the three canopy signs from the 50% neon and/or animation requirement is approved
- 6 Any on-site trash enclosure shall be walled and roofed in accordance with the requirements of title 19 08 045
- 7 All City Code requirements and design standards of all city departments must be satisfied

This action by the Downtown Entertainment Overlay District - Design Review Committee (DEOD-DRC) on September 5, 2007 becomes final on September 17, 2007 unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Entertainment Overlay District - Design Review Committee's (DEOD-DRC) decision.

Sincerely,



Yorgo Kagafas, AICP  
Urban Design Coordinator  
Planning and Development Department  
Comprehensive Planning Division

YK nl

cc Douglas A Selby  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101