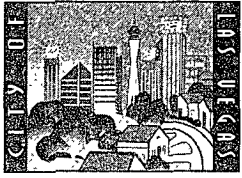


PLANNING & DEVELOPMENT



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October 2, 2008

Mr. Michael Crandall
Gold Spike Holdings, LLC
3900 Paradise Road, Suite 101
Las Vegas, Nevada 89169

RE: ARC-29660

Dear Mr. Crandall:

The Downtown Casino Overlay District - Design Review Committee (DRC) considered your request for a Master Sign Plan and elevations for an existing hotel at 301 South Main Street (APN 139-34-210-002), C-2 (General Commercial), Ward 5 (Barlow) on October 2, 2008. The Downtown Casino Overlay District - Design Review Committee (DRC) voted to **APPROVE** your request subject to the following amended conditions of approval:

1. Conformance to the sign elevations and documentation as submitted and date stamped 09/24/08 in conjunction with this request, except as modified herein.
2. All signage that calls out white neon except sign "O" must be changed to another color of the applicants' choice.
3. A Waiver to allow a zero foot setback where a five foot setback is required is approved for signs "A", "B" and "O".
4. An aerial Encroachment Permit will be required from the Public Works Department for all wall signs on the west and south elevations as well as signs "A", "B" and "O" prior to the issuance of sign permits for these signs.
5. All non-permitted signs must be removed prior to the issuance of any new sign permits.
6. All signage shall have proper permits obtained through the Building and Safety Department.
7. All signage must be maintained and in good working order at all times.

This action by the Downtown Casino Overlay District - Design Review Committee (DRC) on October 2, 2008 becomes final on October 12, 2008 unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Design Review Committee's (DRC) decision.

Sincerely,

Yorgo Kagafas, AICP
Urban Design Coordinator
Planning and Development Department

YK:cj

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby

