



May 21, 2013

Mr. Jonathan Jossel
T-BREO II, LLC
1 Main Street
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

RE: ARC-49223

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

Dear Applicant:

ELIZABETH N. FRETWELL
CITY MANAGER

Your request for Signage Design Review FOR AN EXISTING TAVERN-LIMITED ESTABLISHMENT WITH A WAIVER TO ALLOW NO EXPOSED NEON, LED, ANIMATION OR COMBINATION OF THESE ON TWO PROPOSED WALL SIGNS WHERE AT LEAST 50 PERCENT OF THE SURFACE AREA OF THE SIGNS ARE REQUIRED TO CONTAIN SUCH ILLUMINATION AND/OR ANIMATION at 100 South 6th Street (APN 139-34-611-017), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Downtown Design Review Committee (DDRC) on May 21, 2013. The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2013.

The Downtown Design Review voted to *APPROVE* of your request subject to the following conditions:

1. Conformance to the sign elevations and documentation as submitted and date stamped 04/29/13 and 05/09/13 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 the sign(s) shall be reviewed for permit.
3. Minor modifications may be approved by the Department of Planning.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

T-BREO II, LLC
ARC-49223 – Page Two
May 21, 2013

This action by the Downtown Design Review Committee on May 21, 2013 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Downtown Design Review Committee's decision.

Sincerely,

A handwritten signature in black ink, appearing to read "S Swanton". The signature is fluid and cursive.

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:nl

cc:

Jenna Morton
Project M, LLC
1129 Casino Center
Las Vegas, Nevada 89104