



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 3/22/2012

Page Count: 2

Meeting Date: 3/20/2012

Meeting Type: <=> Downtown Design Review Committee

Date of Letter: 3/21/2012

Case Number(s): ARC-44343 <=>

Subject of Notice: APPLICANT: WHATCHA NEED CONVENIENCE AND GIFTS - OWNER:
GARCES VENTURE, LLC - 628 South Las Vegas Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acroll

Scanned by:

SCANNED

MAR 22 2012

QC By:



LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
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RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 21, 2012

Garces Venture, LLC
Mr. Robert Finvarb
1065 Kane Concourse, Suite 201
Bay Harbor Islands, FL 33154

RE: ARC-44343

Dear Applicant:

Your request for a Sign Design Review for an existing Convenience Store at 628 South Las Vegas Boulevard (APN 139-34-311-140), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Downtown Design Review Committee (DDRC) on March 20, 2012.

The Downtown Design Review voted to APPROVE your request subject to the following amended conditions.

1. The proposed roof sign shall be installed directly above the existing projecting sign so as to be vertically aligned when viewed from the east.
2. Conformance to the sign elevations and documentation as submitted and date stamped 03/07/12 in conjunction with this request, except as modified herein.
3. An encroachment permit approved by the Department of Public Works shall be required for all existing and proposed signage that encroaches into the public right-of-way prior to installation of such signage.
4. All signage, including temporary signage, shall have proper permits obtained through the Building and Safety Department. Otherwise, all unpermitted signage shall be removed from the building within 30 days of final approval.
5. Minor modifications may be approved by the Department of Planning.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied.

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

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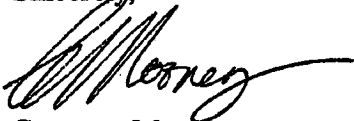
FM-0073-07-11



Garces Venture, LLC
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This action by the Downtown Design Review Committee on March 20, 2012 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,



Courtney Mooney
Urban Design Coordinator
Department of Planning

CM:nl

Cc:

Eagle 1 Sign Service
Mr. Dana Allec
2831 St. Rose Parkway, Suite 315
Henderson, NV 89052