Print Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-74122

Case Number: PRJ-7237 APN: 125-17-210-448

Name of Property Owner: TIB LLC

Name of Applicant: Sagos Tavern and Brew Pub

Name of Representative: John J. Darin

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 2017

_____

Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

PRJ-74118
08/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sagos Tavern & Brew Pub

Project Address (Location) 7610 Oso Blanca Road

Project Name Sagos Tavern & Brew Pub **Proposed Use** _____

Assessor's Parcel #(s) 125-17-210-448 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing T-C proposed _____

Commercial Square Footage 3,869 s.f. **Floor Area Ratio** 5%

Gross Acres 1.77 ac. **Lots/Units** _____ **Density** _____

Additional Information Pre-Application #: PREAPP2017-009019 PRJ - 72337

PROPERTY OWNER T I B L L C **Contact** Jason Godfrey, President

Address 4790 Fort Apache Rd Ste E **Phone:** 702-338-1412 **Fax:** 702-367-0063

City Las Vegas **State** NV **Zip** 89147

E-mail Address cs@sagosbar.com

APPLICANT GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address JJD@GGWarchitects.com

REPRESENTATIVE GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address JJD@GGWarchitects.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 20 17.

_____

Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	**EOT-74122**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74118
08/02/18

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PROJECT SUMMARY

PROJECT DESCRIPTION

3,869 S.F. SINGLE STORY BAR / TAVERN WITH ASSOCIATED SITE AMENITIES.

PROJECT OWNER

JASON GODFREY
4790 S. FORT APACHE
LAS VEGAS, NV 89147

PROJECT LOCATION / LOT INFORMATION

SITE ADDRESS	7610 OSO BLANCA ROAD LAS VEGAS, NEVADA 89149
ASSESSOR'S PARCEL NO. (APN):	125-17-210-448
MUNICIPALITY:	CITY OF LAS VEGAS TOWN CENTER DISTRICT
SITE AREA:	1.77 ACRES (APPROX 77,100 S.F.)
CURRENT ZONING	T-C TOWN CENTER DISTRICT
WAIVERS / VARIANCES	ON-SITE PARKING
SETBACKS	10-FT STREET SIDE (CORNER / SECONDARY FRONTAGE) 10-FT INTERIOR SIDE 10-FT FRONT (ADJ. TO PUBLIC STREET) 10-FT R

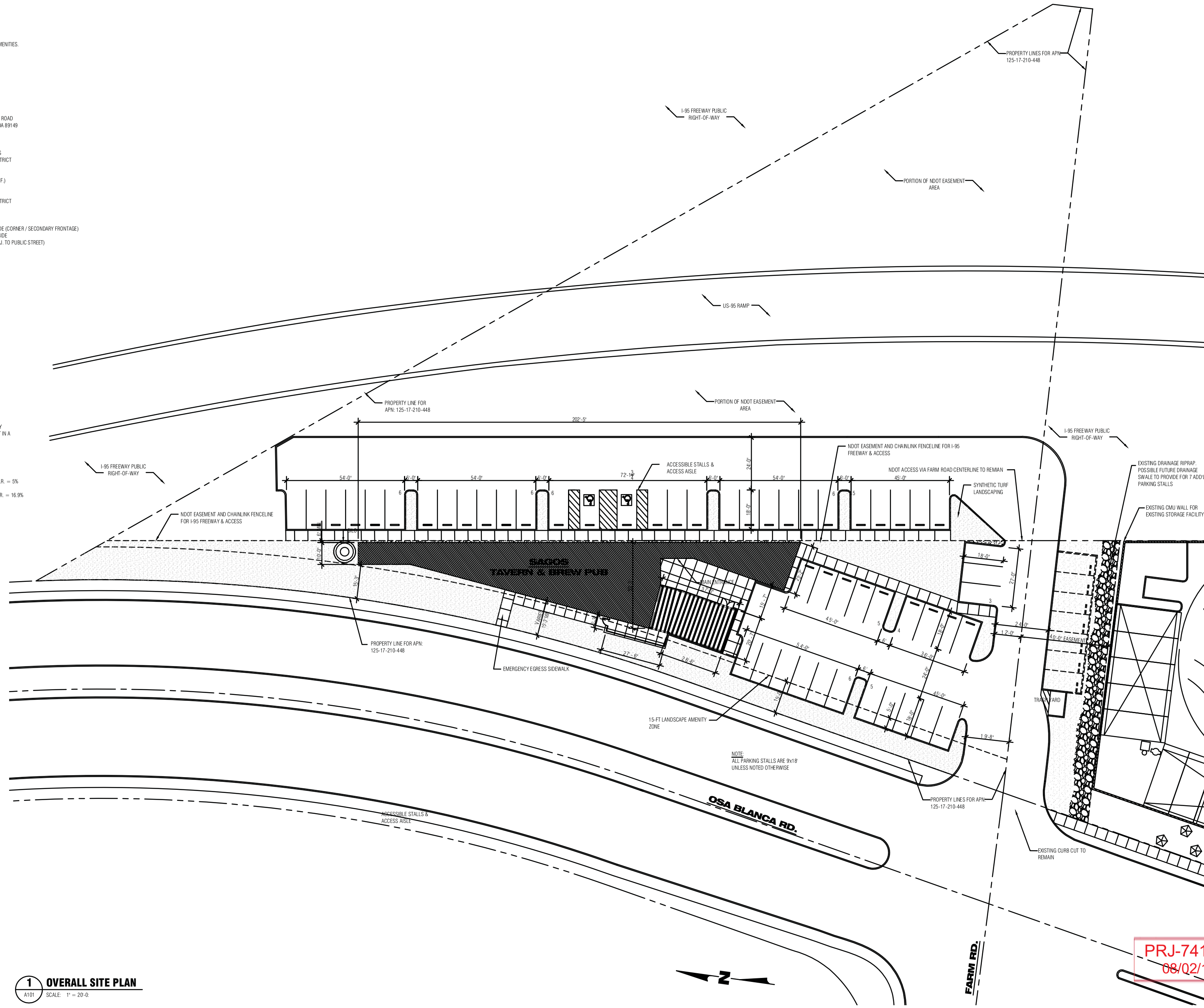
PARKING ANALYSIS

PUBLIC AREAS	
LOUNGE & SEATING	1,172 S.F.
VESTIBULE	83 S.F.
PATIO	745 S.F.
TOTAL PUBLIC AREA	2,000 S.F.
BACK OF HOUSE	
BAR SERVER AREA	509 S.F.
TOILETS	369 S.F.
KITCHEN	811 S.F.
BREW HOUSE	606 S.F.
TOTAL B.O.H.	2,295 S.F.
PUBLIC AREAS	
2,000 S.F. / 50 =	40 CARS
PRIVATE AREAS	
2,295 S.F. / 200 =	12 CARS
TOTAL REQUIRED PARKING	52 CARS
TOTAL CARS PROVIDED	52 CARS (100%)

SHOWN DASHED IS A PROPOSED ADDITIONAL 7 CAR STALLS IN CITY EASEMENT SOUTH OF FARM ROAD CENTERLINE. THIS WILL RESULT IN A TOTAL OF 59 CARS (>100% OF REQUIRED 52 CARS).

F.A.R. - FLOOR AREA RATIO

BUILDING FLOOR AREA	3,869 S.F.	
OVERALL SITE AREA	77,100 S.F.	F.A.R. = 5%
USABLE SITE (W/OUT NDOT EASEMENT)	22,942 S.F.	F.A.R. = 16.9%



PROPERTY LINES FOR APN: 125-17-210-448
I-95 FREEWAY PUBLIC RIGHT-OF-WAY
PORTION OF NDOT EASEMENT AREA
US-95 RAMP
PROPERTY LINE FOR APN: 125-17-210-448
202'-5"
NDOT EASEMENT AND CHAINLINK FENCELINE FOR I-95 FREEWAY & ACCESS
NDOT ACCESS VIA FARM ROAD CENTERLINE TO REMAIN
SYNTHETIC TURF LANDSCAPING
ACCESSIBLE STALLS & ACCESS AISLE
EXISTING DRAINAGE RIPRAP. POSSIBLE FUTURE DRAINAGE SWALE TO PROVIDE FOR 7 ADD'L PARKING STALLS
EXISTING CMU WALL FOR EXISTING STORAGE FACILITY
SAGOS TAVERN & BREW PUB
EMERGENCY EGRESS SIDEWALK
15-FT LANDSCAPE AMENITY ZONE
NOTE: ALL PARKING STALLS ARE 9x18' UNLESS NOTED OTHERWISE
OSA BLANCA RD.
PROPERTY LINES FOR APN: 125-17-210-448
EXISTING CURB CUT TO REMAIN
ACCESSIBLE STALLS & ACCESS AISLE
FARM RD.
N

1 OVERALL SITE PLAN
A101 SCALE: 1" = 20'-0

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FILE NAME: A101 - Site Plan.dwg

architecture / engineering / site
GARY GUY WILSON AIA ARCHITECTS
planning / interior design
4945 West Patrick Lane
Las Vegas, NV 89118-2858
professional corporation certified n.c.a.r.b.
702.534.7888 info@ggwarchitects.com

CONSULTANT

OSO BLANCA & FARM
SAGOS
Tavern and Brew Pub
ASSESSOR'S PARCEL NO.: 125-14-210-448
7610 OSO BLANCA ROAD
LAS VEGAS, NEVADA 89149
JURISDICTION: CITY OF LAS VEGAS, NEVADA

PROJECT NO.	XXXXXXXX.XX
PRIN. ARCH.	GARY GUY WILSON, AIA
PROJ. ARCH.	JOHN J. DARIN

ISSUE DATE / REVISIONS
REV: DATE: DESCRIPTION:

PRINTS REQUIRE ARCHITECT'S SEAL & SIGNATURE FOR PROOF OF VALIDITY

PRJ-74118
08/02/18

SHEET NO. A101

EOT-74120 and EOT-74122