

MEMO 01: JUSTIFICATION LETTER

Project Name: Sagos @ Oso Blanca

Date: 8/2/18

Project #: 15361604.00

Location: 7610 Oso Blanca Rd, Las Vegas, NV

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Architect Phase: 03

Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other: Justification Letter

APN #: 125-17-210-448

Address: 7610 Oso Blanca Road
Las Vegas, NV 89149

Owner: T I B L L C

Request: The request is for a design review and parking waiver to allow tavern and adjusted required parking stalls located at 7610 Oso Blanca Road.

Project Description:

The subject property, APN 125-17-210-448, previously applied for a design review and special use permit, and the applications were approved by the City of Las Vegas. The following are all the previously approved associated application numbers for your reference:
PRJ-65539; SUP-65961; SUP-65962; SDR-72415.

However, some site plan changes were required due to issues with NDOT ROW. After discussions with NDOT, NDOT agreed to a Land Lease for extra parking. As the extra parking was allowed, a covered patio has been added to the Site Plan, with minor floor plan changes. With the addition of the covered patio, 52 parking spaces were required, and there are 52 total parking spaces. The property owner (applicant) is requesting a new Administrative Design Review to cover the site changes. In addition, we are requesting an Extension of Time for the previously approved Design Review and Use Permits.

The subject site is approximately 1.77 acres and has the freeway off-ramp from US-95 to Durango Dr. occupying the eastern third of the site.

The property owners (applicant) would like to construct +/-3,869 sf of tavern building. There are 52 parking spaces provided, where 52 are required. A loading zone has been provided at the south end of the site.

Distribution:	Fax:	eMail:	Signed by:
_____	_____	_____	_____
_____	_____	_____	Name: Kellie Halpin
_____	_____	_____	Title: Agency Processor
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EOT-74120 and EOT-74122