



May 15, 2024

Planning and Zoning Department  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Justification Letter for Extension of Time  
Prior Approvals 22-0303-EOT1, 22-0303-EOT2, 22-0303-EOT3 and 22-0303-EOT4 |  
Beyond that in 2020: SDR-78667 (PRJ-78616), related to VAR-78669, SUP-78666 and SUP-  
78665**

APN: 125-17-210-452 (2020 prior approvals under 125-17-210-448)

Dear Member of the Planning and Zoning Department,

We would like to introduce this application as the Sagos Tavern at Oso Blanca and Farm. This project consists of one parcel that is approximately +/-1.88 (gross) acres in size, currently zoned T-C (GC).

The prior application was approved on June 21, 2022 and we are nearing the two year window requiring an extension of time in order to keep all existing approvals current. The application has gone through a number of hurdles regarding developing costs. The owner was initially required to place a water district required pressure reduction system on site which was difficult in terms of design but also developing costs. The owner has had recent conversations with the water district in order to work out a plan for the water infrastructure to be provided to the site in lieu of being owner provided which will make the project costs more viable. This project has already overcome many hurdles as this project was only able to be built on a sliver of the site due to NV Energy easements and is requesting additional time to button up financials and finalize the project. This extension of time would give the developer an opportunity to favorably complete their project.

We thank you for your time and would graciously ask for your consideration in granting this extension of time.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll  
Principal Architect  
NCARB(NV #7598)  
Carroll Design Collaborative

