

6/28/22

Justification Letter

**From: Oak Brook Realty & Investments, II, LLC as Agent
for 900 932 Casino Center, LLC (Property Owner of
Record)**

**RE: Temporary Public Parking Lot 932 S. Casino Center,
Las Vegas, NV 89101 APN# 139-34-410-038**

**This letter serves as Justification Letter, required by
planning, regarding the request for approval of a
special use permit and any variance required by code,
to allow temporary use of 932 S. Casino Center, as a
paid public parking lot. The reason for adhering to
code 19.16.100.K Concurrent Approval-Temporary
Development, is that we in future will construct the
multi-unit apartment development in, under
entitlements in place known as 20-0249-EOT1 (SUP-
65287) and 20-0249-EOT2(SDR-65-65288)**

**Property is located in the Arts District, which has a need
for parking, especially during First Friday and other
events held in area. The use will be conducted in a
manner that is conducive and harmonious with the
surrounding neighborhood. The use is suitable for the
property. All city and any other governmental codes
will be followed on the operation of the public paid
parking lot. In future we may install an E-station.
Ornamental screen fencing per City standard along
street frontage, along with bike rack artistic
installation are being provided. Landscape buffers and
required landscape areas are provided. Submittal lists
all requirements of V. TEMPORARY PARKING LOT
DEVELOPMENT STANDARDS A B C D and E.**

22-0299
06/28/2022



Kevin M. Plencner/Agent 900 932 Casino Center, LLC

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