



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) RESTAURANT WITH ALCOHL ON PREMISES - 4 (WAIVER)

Project Address (Location) 2080 NORTH RAINBOW BOULEVARD LAS VEGAS NEVAD 89108

Project Name PIER 88 BOILING SEAFAEED AND BAR **Proposed Use** SPECIAL USE PERMIT

Assessor's Parcel #(s) 13823215012 **Ward #** 5 CREAR

General Plan: Existing X Proposed **Zoning:** Existing X Proposed

Additional Information NONE

Property Owner VESTAR BEST IN THE WEST PROPERTY, LLC **Contact** RYAN ASH

Address 7575 CARSON BLVD **City** LONG BEACH **State** CA **Zip** 90808

E-mail RASH@VESTAR.COM **Phone** 562-938-1722

Applicant RAINBOW SEAFOOD GROUP LLC dba PIER 88 BOILING SEAFOOD AND BAR **Contact** ZHANG, SHI HE

Address 2816 STERLING SILVER ST **City** LAS VEGAS **State** NV **Zip** 89108

E-mail RAINBOWSEAFOODLLC@GMAIL.COM **Phone** 563-505-6888

Representative ADM CONTROLLER **Contact** TRAVIS LU

Address 6767 W TROPICANA AVE 202 **City** LAS VEGAS **State** NV **Zip** 89103

E-mail TLUTAX@GMAIL.COM **Phone** 702-234-3058

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 NONE **Partner(s)** NONE

Partner(s) NONE

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

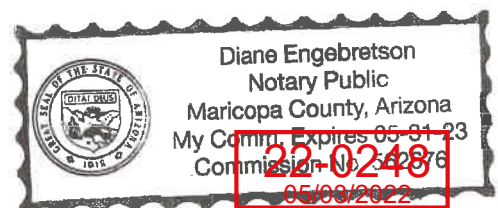
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Ryan Ash


Subscribed and sworn before me

This 28th day of April, 2022

Notary Public in and for said County and State





	<p>Total Site Area 33.89 Acres Building Area 427,683 Square Feet Parking 1,853 Total Spaces</p>	<p># of Standard: 1,775 # of Highway: 50 # of Compact: 28 <u>1,853</u></p>	<h2>Best In The West</h2> <p>Las Vegas, NV</p>	<p>North Rainbow Blvd & West Lake Mead Blvd</p> <p>brr ARCHITECTURE</p>
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PARKING SPACES

<i>NUMBER OF STANDARD PARKING SPACES</i>	<i>1775</i>
<i>NUMBER OF HANDICAPPED SPACES</i>	<i>50</i>
<i>NUMBER OF COMPACT SPACES</i>	<i>28</i>
<i>TOTAL NUMBER OF PARKING SPACES</i>	<i>1853</i>

THIS ALTA/NPS LAND TITLE SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-866107-PHAT. GOW, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED REFERENCE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID COMMITMENT FOR TITLE INSURANCE.

==NUMERIC SEQUENCE -- ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, LEASE AGREEMENTS, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.

- RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT IN THE UNITED STATES OF MEXICO RECORDED JUNE 21, 1981 IN BOOK 20120510 AS INSTRUMENT NO. 00444 (BLANKE-NAT-URE)
- AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 17, 1976 IN BOOK 689 AS INSTRUMENT NO. 6463338 OF OFFICIAL RECORDS. (PLOTED)
- ANY PRIVATE EASEMENTS OR LESSER RIGHTS TOGETHER WITH THE RIGHTS, IF ANY, OF THE CITY OF LAS VEGAS AND/OR THE COUNTY OF CLARK, PUBLIC UTILITIES OR SPECIAL DISTRICTS, WHICH MAY NOT HAVE BEEN AFFECTED BY THE PROCEEDINGS IN CONNECTION WITH INSTRUMENT NO. 00444, SHALL REMAIN UNIMPAIRED AND THE SAME WAS RECORDED FEBRUARY 07, 1982 IN BOOK 620207 AS INSTRUMENT NO. 00861 OF OFFICIAL RECORDS. (PLOTED)
- AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 07, 1982 IN BOOK 620207 AS INSTRUMENT NO. 00861 OF OFFICIAL RECORDS. (PLOTED)
- EASEMENTS AS SHOWN AND/OR DETICATED UPON THE FINAL MAP OF BEST IN THE WEST, ON FILE IN BOOK 72 OF PLATS, PAGE 371, OF OFFICIAL RECORDS. (PLOTED)
- AN EASEMENT FOR PUBLIC UTILITIES AND INDUSTRIAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 26, 1986 IN BOOK 98089 AS INSTRUMENT NO. 01426 OF OFFICIAL RECORDS. (PLOTED)
- AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A GUAR-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED MARCH 03, 1957, IN BOOK 200716 AS INSTRUMENT NO. 00076 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND. (PLOTED)
- AN EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL, RECONSTRUCTION, AND REMOVAL OF PIPELINES FOR CONDUCTING WATER WITH THE RIGHT OF INGRESS AND EGRESS, AS CONVEYED TO LAS VEGAS VALLEY WATER DISTRICT, A GUAR-MUNICIPAL CORPORATION, BY AN INSTRUMENT RECORDED MARCH 03, 1957, IN BOOK 200716 AS INSTRUMENT NO. 00076 OF OFFICIAL RECORDS, OVER A PORTION OF THE LAND. (PLOTED)
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 04, 1957, IN BOOK 200716 AS INSTRUMENT NO. 00089 OF OFFICIAL RECORDS. (PLOTED)
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 10, 2012 IN BOOK 2020510 AS INSTRUMENT NO. 00444 OF OFFICIAL RECORDS. (PLOTED)
- AN EASEMENT FOR STOP PADS AND INDUSTRIAL PURPOSES IN THE DOCUMENT RECORDED MAY 16, 2003 IN BOOK 2020516 AS INSTRUMENT NO. 01864 OF OFFICIAL RECORDS. (PLOTED)
- AN EASEMENT FOR TELECOMMUNICATION FACILITIES AND INDUSTRIAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 05, 2013 IN BOOK 2003169 AS INSTRUMENT NO. 00446 OF OFFICIAL RECORDS. (EASEMENT AREA PER DOCUMENT IS OVER APN: 130-29-315-010)
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN A DECLARATION OF ENVIRONMENTAL RESTRICTION AND OTHER ENVIRONMENTAL COVENANTS AND RESTRICTIONS RECORDED DECEMBER 28, 2004, IN BOOK 2004036 AS INSTRUMENT NO. 00003 OF OFFICIAL RECORDS. (PLOTED)
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED MARCH 03, 2016, IN BOOK 0100203 AS INSTRUMENT NO. 00913 OF OFFICIAL RECORDS. (BLANKE-NAT-URE)
- COVENANTS, CONDITIONS, AND RESTRICTIONS IN A CITY OF LAS VEGAS NOTICE OF ZONING ACTION RECORDED AUGUST 17, 2016, IN BOOK 0100203 AS INSTRUMENT NO. 01729 OF OFFICIAL RECORDS. (BLANKE-NAT-URE)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY/LP MORGAN CHASE BANK, N.A., AND ITS SUCCESSORS AND/OR ASSIGNS AND VESTAR BEST IN THE WEST PROPERTY LLC.;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2017.

1/9/18
Exp. 6/30/18

RUSTY A. WONDERS, PLS
1555 S. RAINBOW BOULEVARD
LAS VEGAS, NV 89146
702-804-2061
RWONDERS@CCWENGINEERING.COM

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 32002C2155F, EFFECTIVE AUGUST 16, 1995, REVISED NOVEMBER 16, 2011, INDICATED THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ANY BURIED UTILITIES OR PIPELINES ARE AS SHOWN PER SURFACE EVIDENCE. GCW, INC. AND THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

THE SUBJECT PROPERTY CONTAINS 1,882 PARKING SPACES, 61 OF WHICH ARE HANDICAPPED.

NO ZONING REPORT PROVIDED TO THE CERTIFYING SURVEYOR.

LOT ONE (1) OF BLOCK A OF BEST IN THE WEST (A COMMERCIAL SUBDIVISION), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 72 OF PLATS, PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA,

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED MAY 16, 2003 IN BOOK 20030516 AS DOCUMENT NO. 01983, OF OFFICIAL RECORDS.

NORTH 00°17'03" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN IN BOOK 72, PAGE 73 OF PLATS ON FILE AT CLARK COUNTY, NEVADA RECORDER'S OFFICE.

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

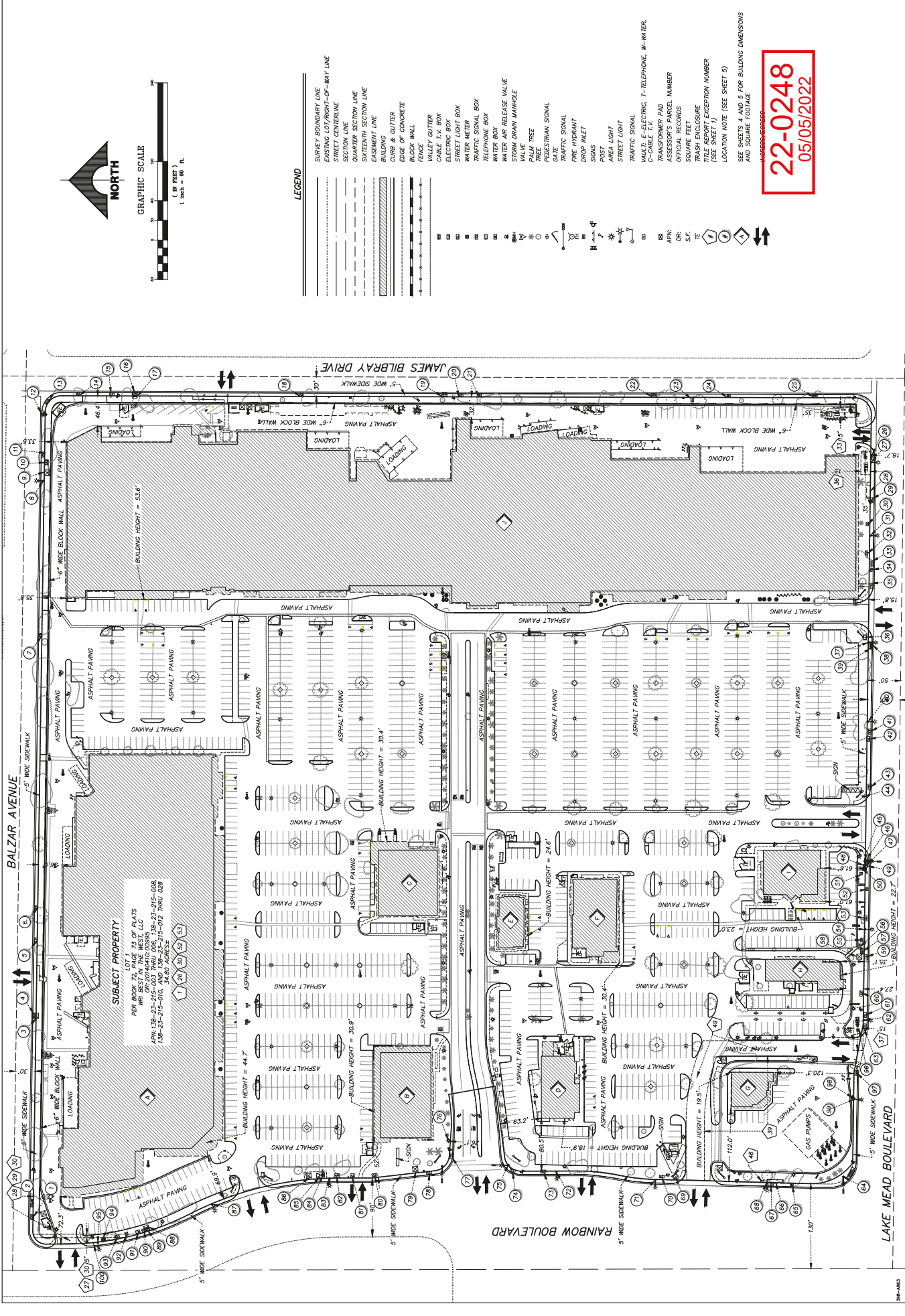
2. THE CERTIFYING SURVEYOR IS NOT AWARE OF CHANGES IN STREET RIGHT-OF-WAY LINES ALONG RAINBOW BOULEVARD, LAKE MEAD BOULEVARD, JAMES BILBURY DRIVE AND BALZAR AVENUE.
3. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
4. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

The map shows a rectangular site area. To the west of the site is Balzar Avenue. To the east is Lane Head Boulevard. To the south is Rainbow Boulevard. The site is labeled 'NORTH N.T.S.' and 'SITE'. A large arrow points north from the center of the site. The map is oriented with North at the top.

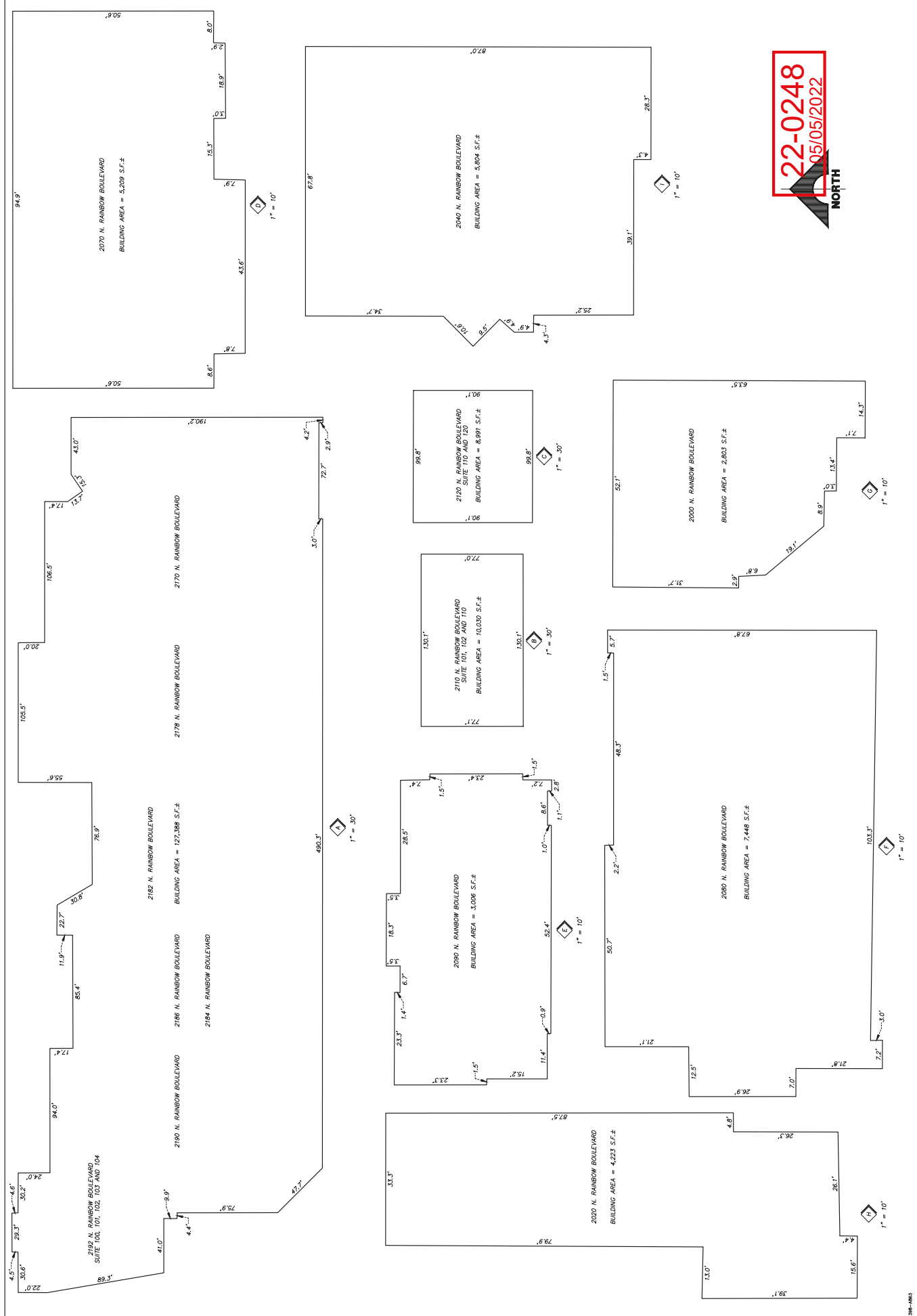
9/17/17	DATE OF ORIGINAL CERTIFICATION	
2	1/3/18 REVISED CERTIFICATION	

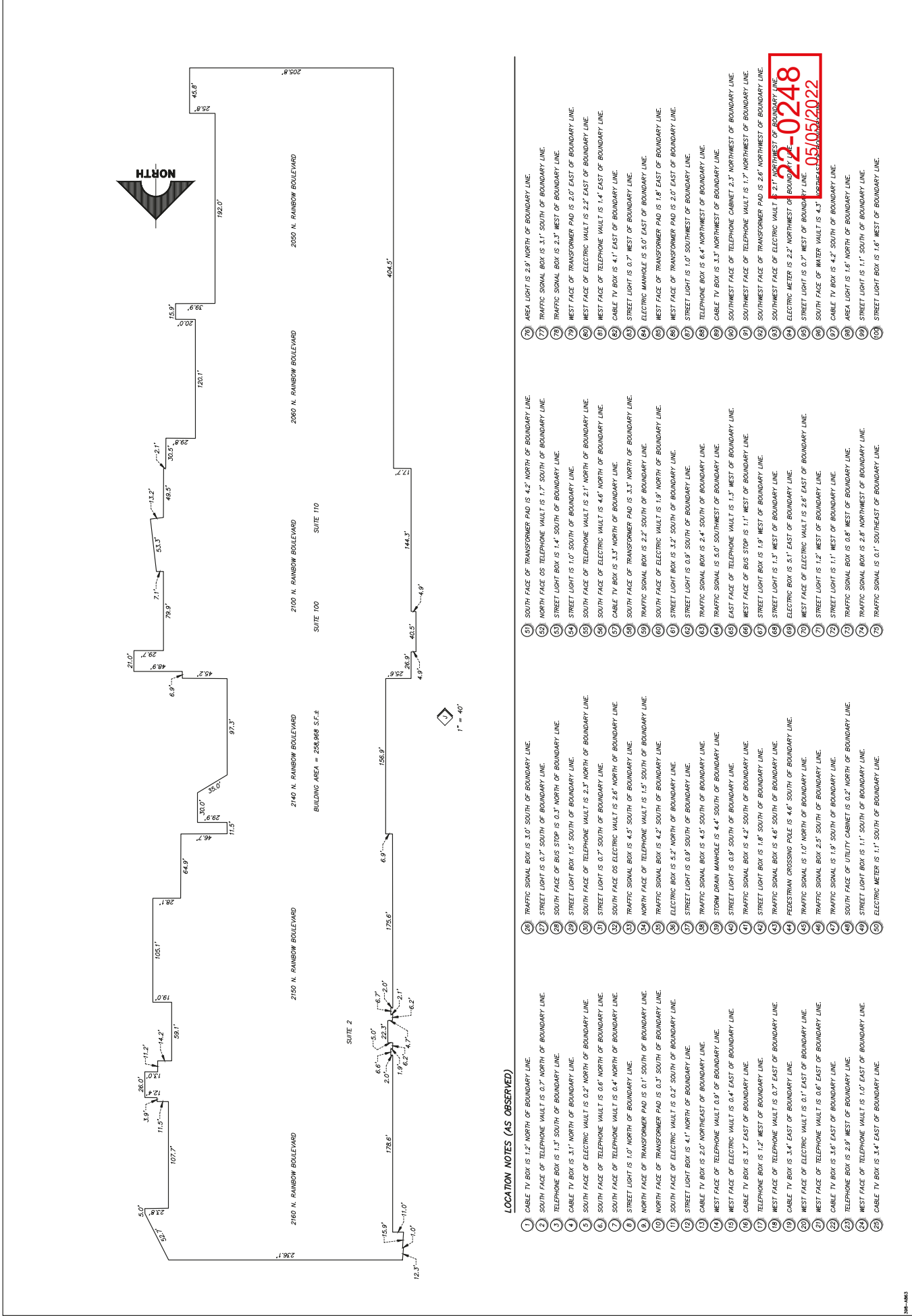
BEST IN THE WEST SHOPPING CENTER
VESTAR
ALTA/NSPS LAND TITLE SURVEY

22-0248
05/05/2022



REV	DATE	DESCRIPTION
1	9/7/17	DATE OF ORIGINAL CERTIFICATION
2	1/9/18	REVISED CERTIFICATION





22-0248
05/03/2022