



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) Extension of Time and Site Plan Review

Project Address (Location) 238 S. Rainbow Boulevard

Project Name Dotty's **Proposed Use** Tavern

Assessor's Parcel #(s) 138-34-501-010 **Ward #** 1

General Plan: Existing SC Proposed N/A **Zoning:** Existing C-1 Proposed N/A

Additional Information _____

Property Owner Flamingo, Inc.

Contact N/A

Address 4 Hillside Drive

City Boulder City **State** NV **Zip** 89005

E-mail N/A

Phone N/A

Applicant Nevada Restaurant Services, Inc.

Contact N/A

Address P O Box 93835

City Las Vegas **State** NV **Zip** 89193

E-mail N/A

Phone N/A

Representative Kaempfer Crowell

Contact Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650

City Las Vegas **State** NV **Zip** 89135

E-mail apierce@kcnvlaw.com

Phone 702-792-7048

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)** _____

Partner(s) _____

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 Michael Jacoby

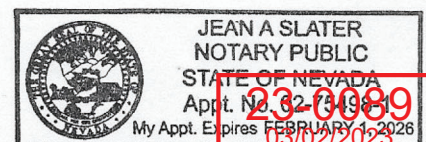
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Michael Jacoby

Subscribed and sworn before me

This 17th day of January, 2023

Notary Public in and for said County and State



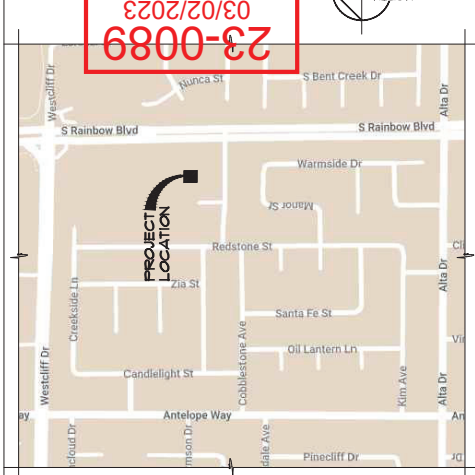
SCALE: N.T.S.
02.27.2023
21528

SITE PLAN

AS1



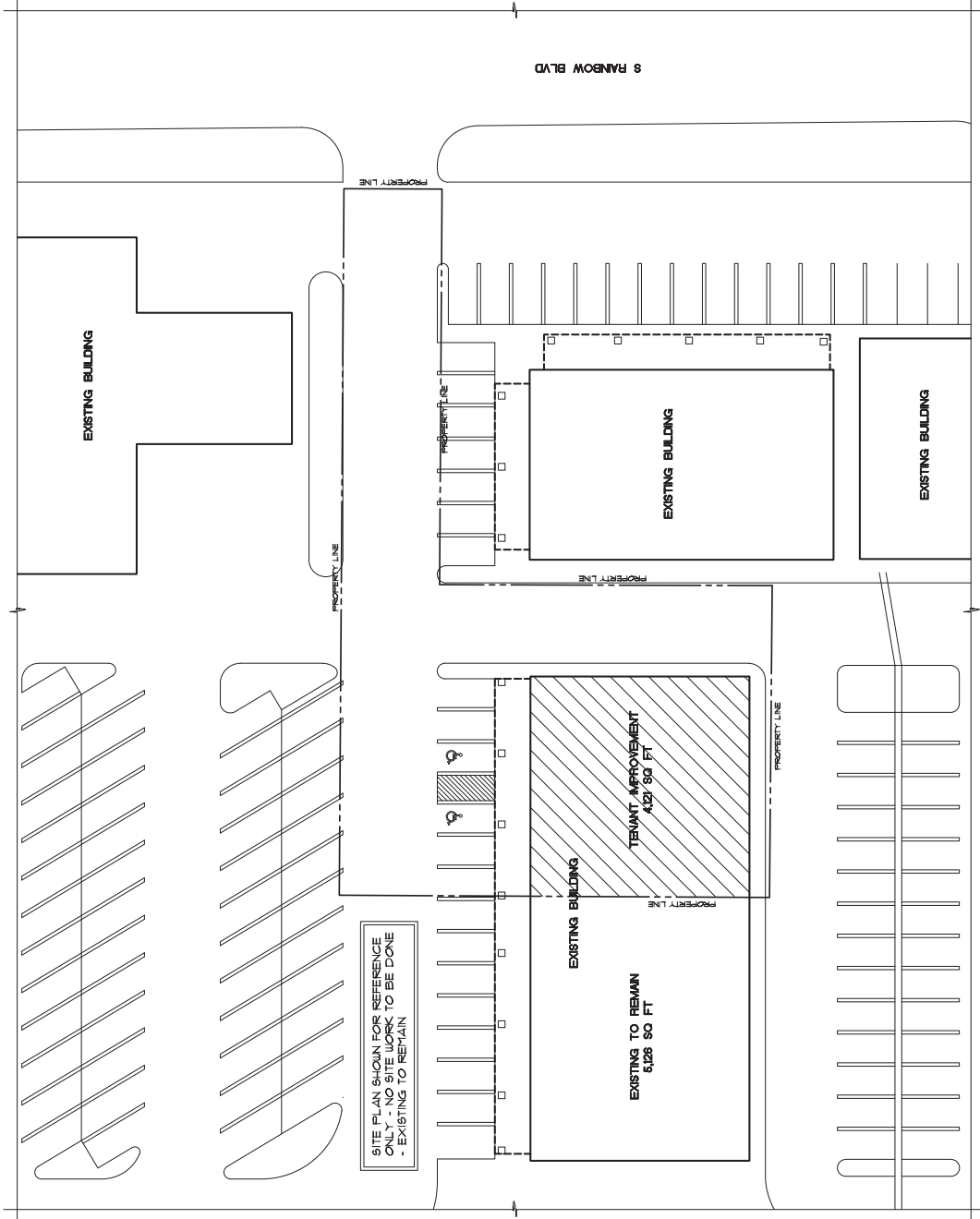
VICINITY MAP



PARKING CALCULATIONS

EXISTING PARKING AND CALCULATION TO REMAIN AS EXISTING - NO CHANGE IN BUILDING SQUARE FOOTAGE NEW TRINANT IS THE SAME OCCUPANCY GROUP AS PREVIOUS TRINANT (ALCOHOL ON PREMISE UNRESTRICTED DURING ESTABLISHMENT). PARKING PROVISIONS PER SHARED PARKING AGREEMENT CC#88.

PROVIDED ON-SITE PARKING (ENTIRE SHOPPING CENTER)
TOTAL SQUARE FOOTAGE APPROX 516,288 SQ FT.
TOTAL NUMBER OF PARKING SPACES (EXISTING TO REMAIN)
STANDARD SPACES 482 SPACES (INCLUDING 50 EMPLOYEE PARKING)
HANDICAP SPACES 13 SPACES
TOTAL SPACES 495 SPACES



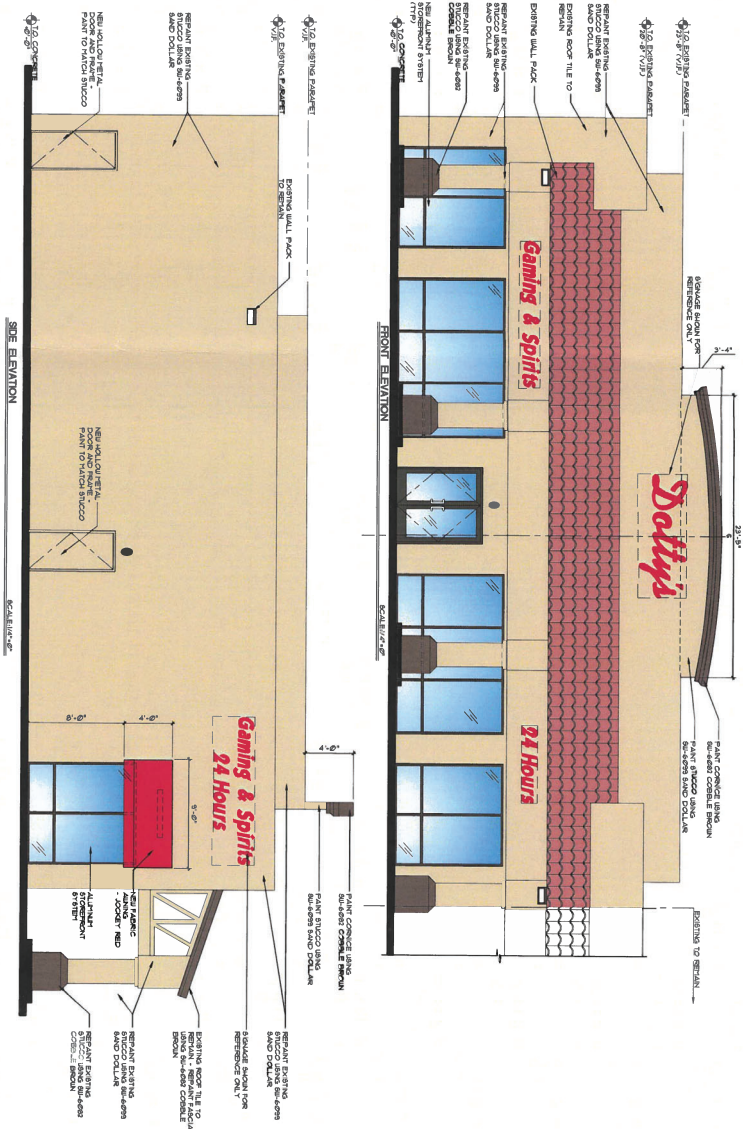
238 S RAINBOW BLVD

APN: 138-34-501-010



APN: 138-34-501-010

A2



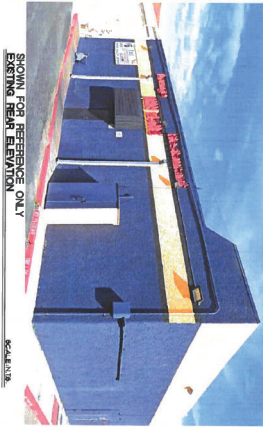
COLORED ELEVATION



SHOWN FOR REFERENCE ONLY
EXISTING FRONT ELEVATION

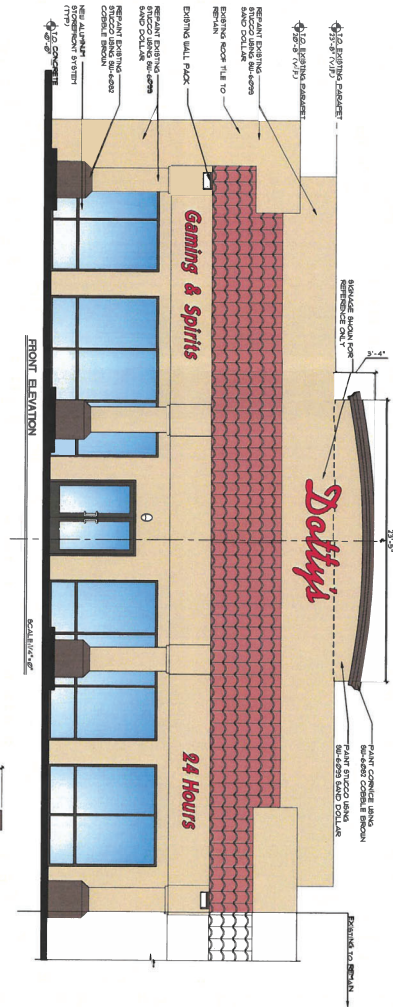


SHOWN FOR REFERENCE ONLY
EXISTING SIDE ELEVATION



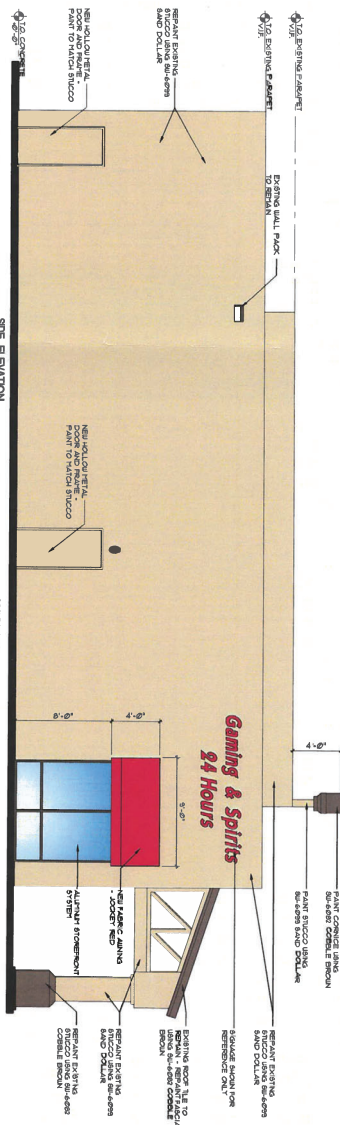
SHOWN FOR REFERENCE ONLY
EXISTING REAR ELEVATION

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673



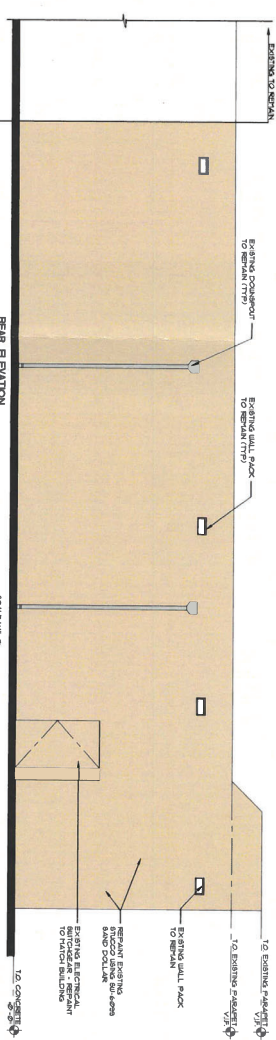
FRONT ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

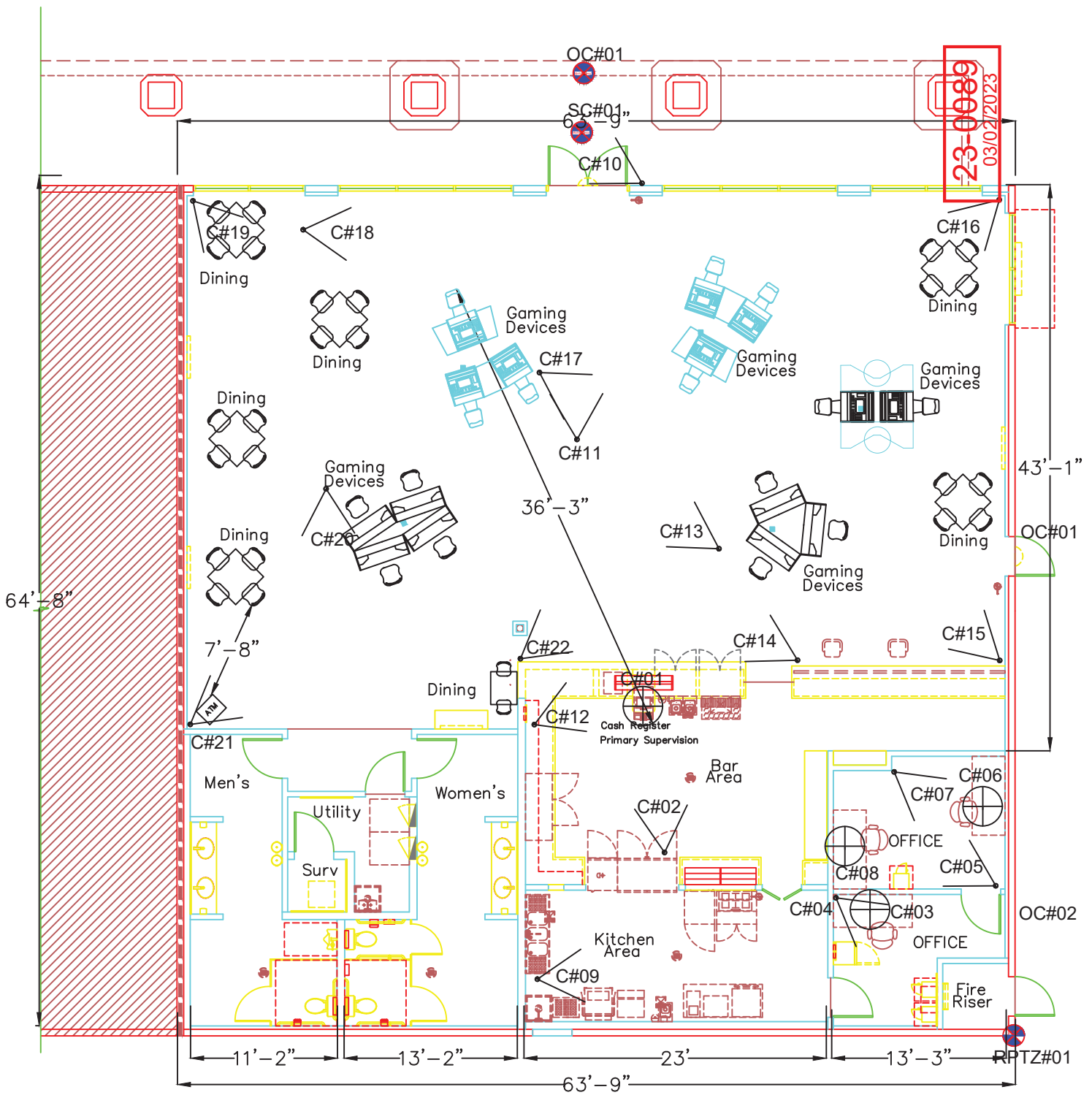
SCALE 1/8" = 1'-0"

238 S RAINBOW BLVD

APN: 138-34-501-010

A2

COLORED ELEVATION 23-0089 03/02/2023



Dotty's 171
 238 S. Rainbow Blvd
 Las Vegas, NV 89145
 Total Building SF = 4,225
 Total Patron Use SF = 2,953
 Total Gaming SF = 530
 Date Prepared 06-06-22
 Scale 3/32" = 1ft.