

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/D BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/D BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

BOOK

T20S R60E

SEC

23

MAP

N 2 SW 4

138-23-3

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

100 ACREAGE

202 PARCEL SUB-SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV LOT NUMBER

126 125 124 123

137 138 139 140

164 163 162 161

Scale: Variable

Rev: 01/05/2011

8 4 8 4

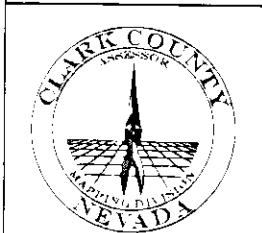
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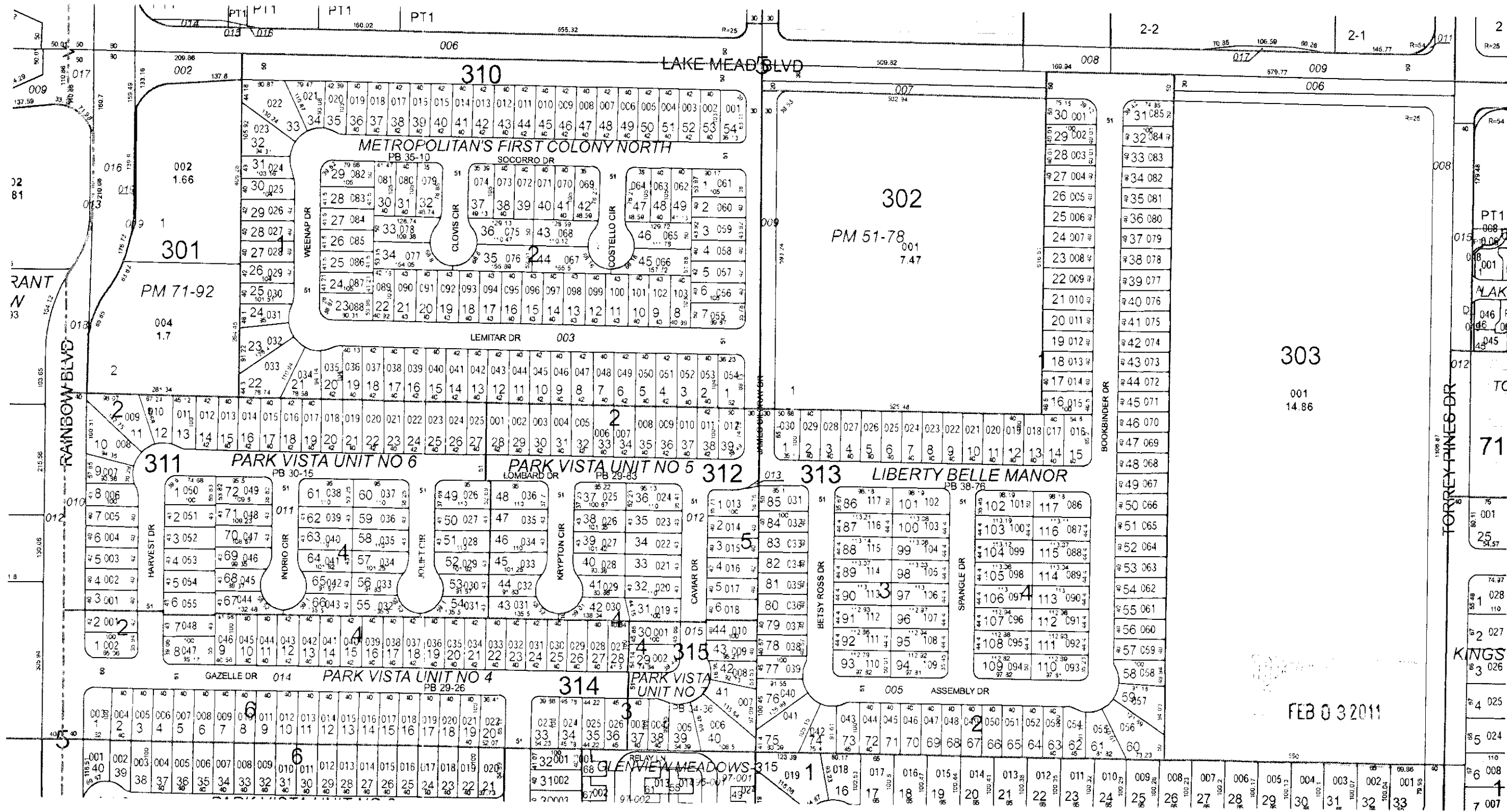
6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1





310 METROPOLITAN'S FIRST COLONY NORTH

301 PM 71-92

302 PM 51-78

303 001 14.86

311 PARK VISTA UNIT NO 6

312 PARK VISTA UNIT NO 5

313 LIBERTY BELLE MANOR

314 PARK VISTA UNIT NO 4

315 GLENVIEW MEADOWS

RAINBOW BLVD

LAKE MEAD BLVD

WEENAP DR

SOCORRO DR

LEMITAR DR

LOMBARD DR

KRYPTON CIR

CAVIAR DR

BETSY ROSS DR

SPANGLE DR

ASSEMBLY DR

BOOKBINDER DR

TORREY PINES DR

KINGS

71

7

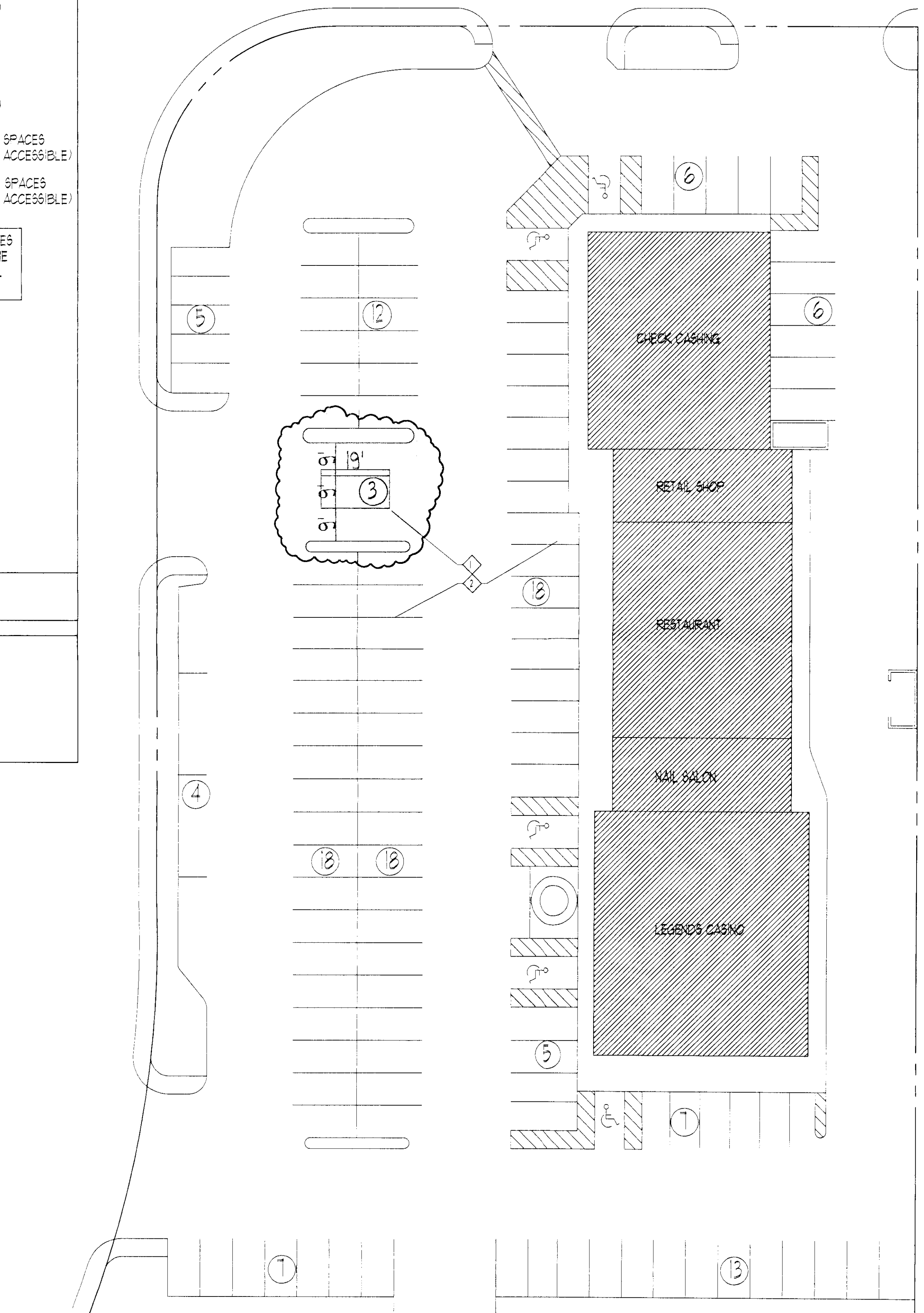
1

TAX DSDR40885

JOB:	AREA	PARKING RATIO	PARKING REQUIRED
BAR	2350 SF PUBLIC	1/50 SF	47
	1700 SF OTHER	1/200 SF	3
RESTAURANT	1485 SF PUBLIC	1/50 SF PUBLIC	30
	1515 SF OTHER	1/200 OTHER	8
CHECK CASHING	3060	1/250 SF	13
NAIL SALON	8 STATIONS	2 STATION	4
RETAIL	1000	1/75	6
		TOTAL	129

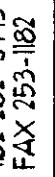
PREVIOUS TENANT (DRY CLEANER) REQUIRED 4 SPACES
GENERAL RETAIL WILL REQUIRE 6 SPACES IN THE SAME
SPACE - A NET INCREASE OF 2 SPACES - ADDITIONAL
STRIPING WILL ADD 3 SPACES TO THE EXISTING

No.	DESCRIPTION
1	NEW PAINTED STRIPES
2	EXISTING PARKING TO REMAIN



SCALE: 1" = 20'-0"

FRIGHT 2002
MIB, ARCHITECT



HENDERSON NEVADA 89011

2	
5	
5	
1	
7	



CR22011

1/13/11

[illegible]CITY of LAS VEGAS
NEVADA

THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS WILL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT PRIOR TO FINALIZING CONTRACT, PHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.



一山一水の

PROJECT DATA

USE:	AREA	PARKING RATIO	PARKING REQUIRED
BAR	2330 SF PUBLIC	1/50 SF	47
	1100 SF OTHER	1/100 SF	11
RESTAURANT	1425 SF PUBLIC	1/50 SF PUBLIC	29
	915 SF OTHER	1/100 OTHER	9
CHECK CASHING	3020	1/50 SF	6
NAIL SALON	8 STATIONS	1 STATION	1
RETAIL	000	1/75	0
TOTAL			103

PARKING PROVIDED:
(EXIST'G BEFORE RESTRIPPE)

PARKING PROVIDED:
(AFTER RESTRIPPE)

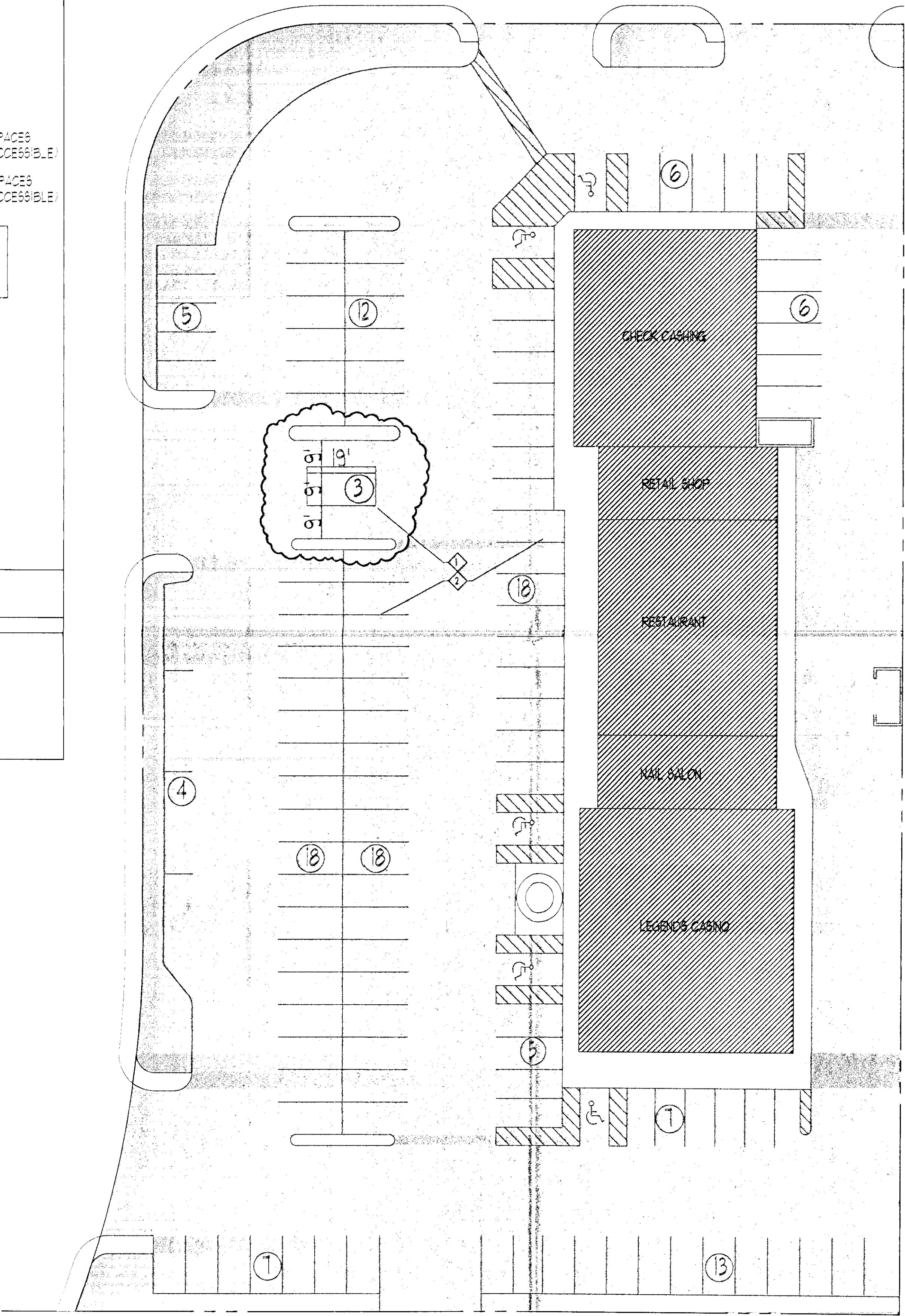
PREVIOUS TENANT DRY CLEANER REQUIRED 4 SPACES
GENERAL RETAIL WILL REQUIRE 6 SPACES IN THE SAME
SPACE - A NET INCREASE OF 2 SPACES - ADDITIONAL
STRIPING WILL ADD 3 SPACES TO THE EXIST'G

KEYNOTES

NO DESCRIPTION

NEW PAINTED STRIPES

EXISTING PARKING TO REMAIN



1

RE-STRIPPING PLAN

SCALE: 1" = 20'-0"

OWNER'S REPRESENTATIVE OF THE ARCHITECT
DESIGN ONLY FOR THE PROJECT THAT ARE TO BE
USED ONLY FOR THE PROJECT FOR WHICH THEY
ARE PROVIDED AND NOT FOR ANY OTHER
PROJECT AND NOT FOR THE ARCHITECT'S
REPRODUCTION OR FOR ANY OTHER
REPRODUCTION OF THE ARCHITECT'S
DESIGN

KC CAMIS
ARCHITECT

BECAUSE ARCHITECTURE
SHOULDNT BE TORTURE

702.262.9413
FAX 259-1182

REVISIONS

JOB: CR22011

DATE: 1/13/11

RE-STRIPPING PLAN
at LAKE MEAD PLAZA

for: BEKS GROUP

CITY of LAS VEGAS NEVADA

NOTES: THESE PLANS ARE SUBJECT
TO INTERFERENCES AND MAY
BE REQUIRED TO CHANGE DURING
CONSTRUCTION. THE ARCHITECT
SHALL BE RESPONSIBLE FOR
COORDINATING ALL NECESSARY
PERMITS AND APPROVALS.
THE ARCHITECT SHALL BE
RESPONSIBLE FOR THE PROTECTION
OF ALL EXISTING UTILITIES AND
STRUCTURES AND FOR THE
INSTALLATION OF ALL BUILDING
COMPONENTS AND SYSTEMS.

1

SHEET

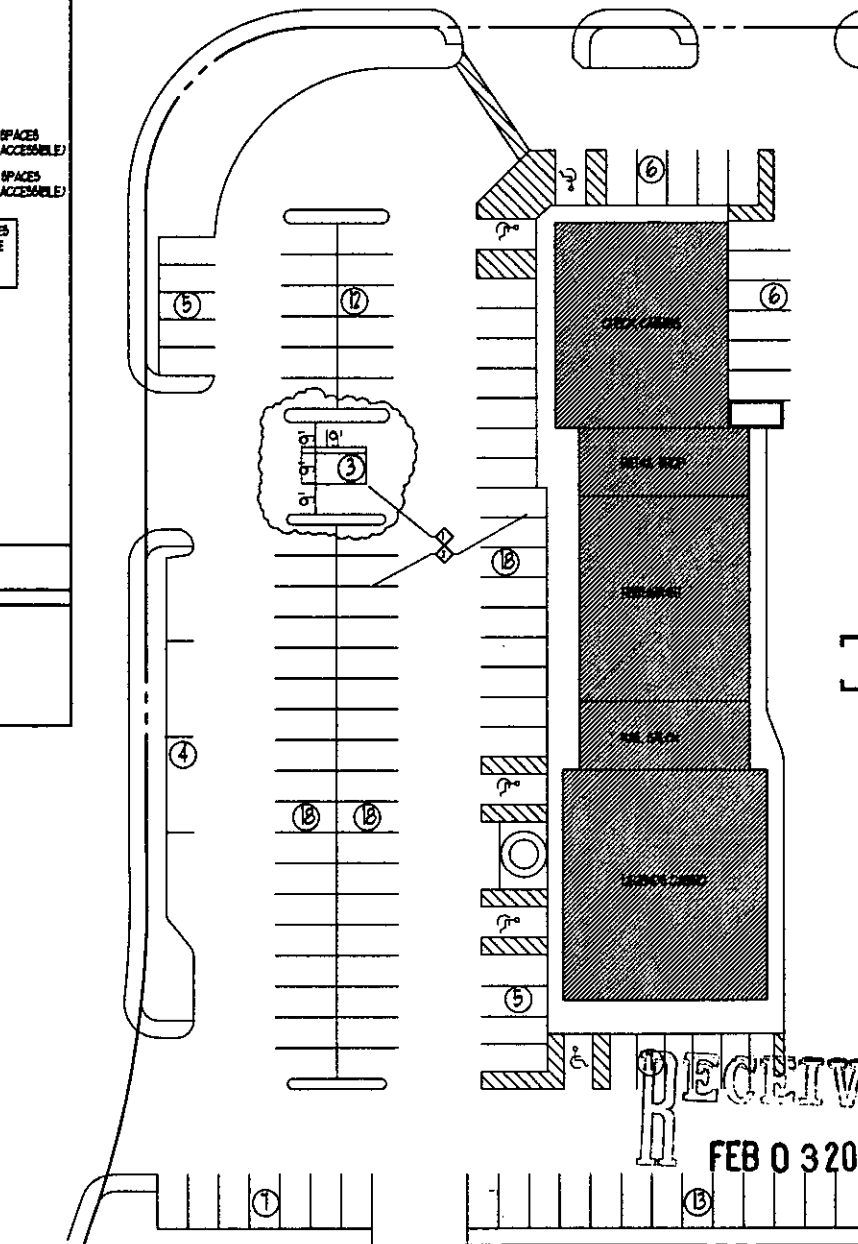
SDR-40885
03/2011 MINOR REVIEW

FEB 03 2011

PROJECT DATA			
USE:	AREA	PARKING RATIO	PARKING REQUIRED
BAR	2330 SF PUBLIC	1500 SF	41
	1700 SF OTHER	1200 SF	5
RESTAURANT	1405 SF PUBLIC	1500 SF PUBLIC	30
	500 SF OTHER	1200 SF OTHER	8
CHECK CASHING	3000	1250 SF	3
NAIL SALON	8 STATIONS	25 STATION	16
RETAIL	1000	175	6
	TOTAL		79
PARKING PROVIDED: (EXISTING BEFORE RESTRIPE)			19 SPACES (5 ACCESSIBLE)
PARKING PROVIDED: (AFTER RESTRIPE)			22 SPACES (5 ACCESSIBLE)

PREVIOUS TENANT (DRY CLEANER) REQUIRED 4 SPACES
 GENERAL RETAIL WILL REQUIRE 6 SPACES IN THE SAME
 SPACE - A NET INCREASE OF 2 SPACES - ADDITIONAL
 STRIPING WILL ADD 3 SPACES TO THE EXISTING

KEYNOTES	
NO.	DESCRIPTION
1	NEW PARKING STRIPES
2	EXISTING PARKING TO REMAIN



① RE-STRIPPING PLAN **SDR-40885**
 SCALE: 1" = 20'-0"

KC CAMIG ARCHITECT
 RESIDENTIAL ARCHITECTURE
 4400 HOLLYWOOD BLVD., SUITE 100
 HOLLYWOOD, CA 91601

REVISIONS

NO.	DESCRIPTION
1	1/13/11
2	1/13/11
3	1/13/11
4	1/13/11

JOB: CR27011

DATE: 1/13/11

RE-STRIPPING PLAN
 at LAKE MEAD PLAZA

FOR: BORG GROUP

CITY OF LAS VEGAS, NEVADA

RECEIVED

FEB 03 2011

ST

SHEET

SDR-40885

Brian Becker

From: Steve Gebeke [sgebeke@LasVegasNevada.GOV]
Sent: Wednesday, January 26, 2011 3:24 PM
To: Brian Becker
Subject: RE: lake mead plaza
Attachments: 13823301002 - Becker Restripe 1974 N Rainbow.docx

Brian-

The plan looks functional. We will have to update the file for the site via a Minor Site Development Plan Review; attached are submittal requirements and a copy of the pre-app notes. When submitting the application, please include a copy of both, as well as this email in lieu of my signature on the checklist. As this will be a Minor (administrative) review, there is no submittal deadline, but the checklist is only valid for a maximum 60 days. Once the application is received, it will be formally reviewed and you should have a decision within 30 days.

When completing the application and Statement of Financial Interest, an original notarized signature is required. If you are using an architect or engineer to produce drawings, they may be listed as the rep if desired, but NOT as the owner or applicant. The application and Statement of Financial Interest may be found online at:

<http://www.lasvegasnevada.gov/Publications/forms.htm#planning>.

If you have questions regarding the submittal req's please let me know.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Brian Becker [<mailto:bbecker@beksgroup.com>]
Sent: Thursday, January 20, 2011 8:26 AM
To: Steve Gebeke
Subject: FW: lake mead plaza

Hi Steve

Here is a pdf of the parking lot layout for Lake Mead and Rainbow, we added three more space's so the total will be 122. Let me know if this will work and any other steps I will need to take to get it signed off.

Thanks



BEKS GROUP

Brian T. Becker
BEKS Group, LLC
8090 South Durango Drive, Suite 115
Las Vegas NV 89113
Phone: (702) 395-9244 Extension 419

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FEB 03 2011

Fax: (702) 395-4155
e-mail: bbecker@beksgroup.com

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
if yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Converting a 1000-SF commercial suite from a dry cleaners to general retail. The parking requirement will be increased from 4 spaces to 6 spaces. Applicant intends to restripe to allow for 2 additional spaces. A Minor Review shall be required as the site has been previously approved for a parking Variance (VAR-32995) to allow 119 spaces where 126 are required. A maximum of 30% of the total spaces (35) may be compact spaces.

Parking Requirement per VAR-32995							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, with Service Bar	1,485 SF	1:50 SF Public Area	30				
	1,515 SF	1:200 SF Non-Public	8				
Financial Institution, Specified	3,060 SF	1:250 SF	13				
Dry Cleaners	1,000 SF	1:250 SF	4				
Nail Salon	8 stations	2 per station	16				
Liquor Establishment (Tavern)	2,330 SF	1:50 SF Public Area	47				
	1,700 SF	1:200 SF Non-Public	9				
SubTotal			121	5	114	5	
TOTAL	12,100 sq. ft		126		119		N
Percent Deviation					6 %		N

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— Return a copy of this form with the original Pre-Application Submittal Checklist —

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

PRE-APPLICATION CONFERENCE NOTE

CITY OF LAS VEGAS



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Project Name: 1974 N Rainbow Restriping

APN(s):	13823301002	Pre-app Date:	01/19/11
Location:	1974 N Rainbow Blvd	Meeting Location:	DSC 1st Floor Conference Room - 1B
Ward #:	5 - Barlow	Acres:	1.66
		Time:	10:00 a.m.

Ownership info:	LMP, LLC	Last Change of Ownership Date:	11/18/2010
	Phone: (702)-395-9244	Fax: (702)-395-4155	Email:
Representative info:	Brian Becker		
	Phone: (702)-395-9244 x 419	Fax: (702)-395-4155	Email:
Applicant info:	Ernie Becker		
	Phone: (702)-395-9244 x413	Fax: (702)-395-4155	Email:

Use:	Existing:	Dry Cleaners (portion of site)
	Proposed:	General Retail
General Plan:	Existing:	SC
	Proposed:	No change proposed
Zoning:	Existing:	C-1
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (140 Feet)	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting** ☐ **Conversation Record** ☐ **Telephone Record**

Between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Ernie Becker		395-9244 x413	395-4155	
2. Brian Becker		395-9244 x 419	395-4155	
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10. Roger Bailey	CLV - PW - Dev Co	229-6578	474-7599	
11. Rick Schroder	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT			
Item Required									
YES	NO								
		APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)							
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Apppl. Type	Fees				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			Application	Notification	Recordation	Sub-Total	
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SDR	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☐	☒	Copy of Business License(s)		\$	\$	\$	\$		
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:				\$ 500.00		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	—	\$			
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$500.00		
REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
SITE PLAN									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				6		
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:				1		
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
☒	☐	All adjacent existing land uses and street names labeled	NOTES:						
☒	☐	All points of ingress and egress shown							
☒	☐	ADA accessibility requirements shown/labeled							
☒	☐	Parking standard(s) utilized:							
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
☒	☐	All free-standing sign locations shown and heights and sizes noted							
LANDSCAPE PLAN									
☐	☒	North arrow and scale	Folded Plans (1 per application as applicable):				0		
☐	☒	All property lines and present dimensions labeled	Colored, Rolled Plans:				0		
☐	☒	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
☐	☒	All required parking lot fingers/islands shown	NOTES:						
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover							
BUILDING ELEVATIONS									
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):				0		
☐	☒	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				0		
☐	☒	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
☐	☒	8" x 10" photo of original color and material board	NOTES:						
☐	☒	All wall sign locations shown and sizes noted							
FLOOR PLANS									
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):				0		
☐	☒	North arrow and scale	Rolled Plans:				0		
☐	☒	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
☐	☒	Use of all rooms noted/labeled	NOTES:						
☐	☒	Maximum Occupancy (per I.B.C.)							
☐	☒	Seating Capacity (where applicable)							
CONTINUED NEXT PAGE									

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.) 
Item Required		
YES	NO	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Owner / Applicant / Representative:	LMP, LLC / Ernie Becker	Application Type(s):	Site Development Plan Review (Minor)
APN(s):	13823301002	Application Purpose:	Restriping
Location:	1974 N Rainbow Blvd	Pre-App. Meeting Date:	01/19/11
Ward:	5 - Barlow	Submittal Deadline:	Minor Review - Within 60 Days
Planner's Signature:	See email dated 01/26/11 - SG	Earliest PC / CC Meeting Dates:	Minor Review
Planner:	Steve Gebeke, Planning Supervisor - 229-5410		

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

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FEB 03 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 9, 2011

Mr. Ernest Becker Jr.
LMP, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40885 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Becker:

Your request for a Minor Site Development Plan Review FOR THREE ADDITIONAL PARKING SPACES at 1974 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the restriping plan, date stamped 02/03/11, except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

5. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways on Lake Mead Boulevard may remain.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Ernest Becker Jr.
SDR-40885 - Page Two
March 9, 2011

6. The proposed three parking spaces shall be signed as "pull through only - no backing up allowed" and this movement shall not be blocked or hindered in any way.

This action by the Department of Planning staff on March 9, 2010 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
LMP, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: MARCH 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: LMP, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-40885	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SDR-40885 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the restriping plan, date stamped 02/03/11, except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

5. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways on Lake Mead Boulevard may remain.
6. The proposed three parking spaces shall be signed as "pull through only - no backing up allowed" and this movement shall not be blocked or hindered in any way.

Staff Report Page One

March 2011 - Administrative Minor Review

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Minor Site Development Plan Review for three additional parking spaces, at an existing Commercial Center located at 1974 North Rainbow Boulevard. The applicant is proposing to convert a former 1,000 square-foot Dry Cleaner into a General Retail Store, Other Than Listed (3,500 Square Feet or Less) use. The additional spaces are to be added within an existing drive aisle by restriping the current parking lot. This request would provide 122 parking spaces, where 134 spaces are required; therefore staff is administratively approving the request.

ISSUES

- A previous Variance (VAR-37296) was approved to allow 119 parking spaces where 132 were required. The proposed change in use from a Dry Cleaner to General Retail results in an increase in parking required by two spaces. The proposed restriping will add three spaces.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc</i>	
10/03/84	The City Council approved a Rezoning (Z-0042-84) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject property as part of a larger request. The Planning Commission recommended.
02/5/86	The City Council approved an extension of time [Z-0042-84(1)] for an approved Rezoning (Z-0042-84) on the subject site. The Planning Commission recommended approval.
02/4/87	The City Council approved an extension of time [Z-0042-84(2)] for an approved Rezoning (Z-0042-84) on the subject site. The Planning Commission recommended approval.
04/20/88	The City Council approved an extension of time [Z-0042-84(3)] for an approved Rezoning (Z-0042-84) on the subject site. The Planning Commission recommended approval.
10/12/89	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0042-84(4)] for a proposed Gas Station Convenience Store on the subject site. The Planning Department staff recommended approval.
04/8/90	The City Council approved an extension of time [Z-0042-84(5)] for an approved Rezoning (Z-0042-84) on the subject site. The Planning Commission recommended approval.

JG

Staff Report Page Two

March 2011 - Administrative Minor Review

09/26/91	The Board of Zoning Adjustment approved a request for a Variance (V-0111-91) to allow 110 parking spaces where 121 parking spaces are required on property located at the southeast corner of Lake Mead Boulevard. The Planning Department staff recommended denial.
04/01/09	The City Council approved a Special Use Permit (SUP-32994) For a Major Amendment to an approved Special Use Permit (U-0148-01) for a Restaurant with Service Bar to allow a 1,000 square-foot expansion of an existing restaurant at the southeast corner of Rainbow Boulevard and Lake Mead Boulevard. The Planning Commission recommended approval, whereas staff recommended denial.
04/01/09	The City Council approved a Variance (VAR-32995) to allow 119 parking spaces where 126 are required on a parking impaired site. The Planning Commission recommended approval, whereas staff recommended denial.
04/07/10	The City Council approved a Variance (VAR-37296) to allow 119 parking spaces where 132 are required on a parking impaired site. The Planning Commission recommended approval, whereas staff recommended denial.
04/07/10	The City Council approved a Special Use Permit (SUP-37153) to add a Jewelry Store, Class II use to an existing 3,240 square-foot Auto Title Loan and Financial Institution, Specified at 1990 North Rainbow Boulevard. The Planning Commission recommended approval, whereas staff recommended denial.

Most Recent Change of Ownership

11/18/10	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

C.1991	The building at Lake Mead Plaza was constructed.
11/20/91	A building permit (91126868) was issued for a Tenant Improvement, Speculative Suite at 1986 North Rainbow Boulevard. The permit was finalized on 12/23/91.
01/09/92	A building permit (92132347) was issued for a Tenant Improvement at 1986 North Rainbow Boulevard. The permit was finalized on 01/31/92.
02/05/92	A business license (D10-00003) was issued for a Dry Cleaner at 1986 North Rainbow Boulevard. The license expired on 12/15/10.
12/03/96	A building permit (96024870) was issued for a Tenant Improvement at 1986 North Rainbow Boulevard. The permit was finalized on 01/22/97.

Staff Report Page Three
March 2011 - Administrative Minor Review

Pre-Application Meeting	
01/19/11	A pre-application meeting was held with the applicant where the submittal requirements for a Site Development Plan Review were discussed.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
03/03/11	Staff conducted a site visit and noted a well maintained Commercial Center, clean and free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	1.66

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Retail Store, Other Than Listed (3,500 Square Feet or More)	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-Family Residence	ML (Medium Low Residential)	R-CL (Single Family Compact-Lot)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (140 feet)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four
March 2011 - Administrative Minor Review

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking	
			Regular	Handi-capped	Regular	Handi-capped
Restaurant, with Service Bar	1,485 SF	1:50 SF Public Area	30			
	1,515 SF	1:200 SF Non-Public	8			
Jewelry Store, Class III	3,240 SF	1:175 SF	18			
Dry Cleaners	1,000 SF	1:250 SF	4			
Dry Cleaners (To Be Removed)	(-1,000 SF)	1:250 SF	-4			
General Retail (Proposed)	1,000 SF	1:175 SF	6			
Nail Salon	8 stations	2 per station	16			
Liquor Establishment (Tavern)	2,330 SF	1:50 SF Public Area	47			
	1,700 SF	1:200 SF Non-Public	9			
TOTAL SPACES REQUIRED			134		122	Y
TOTAL (With Handicapped)			129	5	117	Y

ANALYSIS

The proposed use will be located within a former Dry Cleaner, where the parking requirement was one space per 250 square feet. The proposed General Retail Store, Other Than Listed (3,500 Square Feet or Less) use has a parking requirement of one space per 175 square feet, resulting in an increased net requirement of two parking spaces, which is the subject of this request. The applicant is providing an additional three parking spaces. A previously approved Variance (VAR-37296) allowed 119 parking spaces where 132 parking spaces were required.

Staff Report Page Five
March 2011 - Administrative Minor Review

The Public Works Department has no objections to the use of a drive aisle to be converted into parking spaces, as the proposed parking lot configuration will not affect ingress or egress at the subject site from Rainbow Boulevard; therefore, staff is administratively approving this request with conditions.

FINDINGS (SDR-40885)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The existing Commercial Center which was constructed in 1991, will remain compatible with the adjacent development and the surrounding development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed parking lot restriping is consistent with the General Plan and all requirements of Title 19.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed parking lot restriping will not affect the existing site access and circulation or have a negative impact on adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

No buildings or landscaping are proposed as part of this request.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

No buildings are proposed as part of this request.

Staff Report Page Six
March 2011 - Administrative Minor Review

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

APPROVALS 0

PROTESTS 0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 7, 2011

Mr. Ernest Becker Jr.
LMP, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

**RE: SDR-40885 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2011**

Dear Mr. Becker:

Your request for a Minor Site Development Plan Review FOR THREE ADDITIONAL PARKING SPACES at 1974 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Becker
LMP, LLC
8090 South Durango Drive, Suite #115
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 1, 2011
Re: **SDR-40885** LMP, LLC 1974 N. Rainbow Blvd.
Request for a Minor Site Development Plan Review for three additional parking spaces

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan. The existing "pan" style driveways on Lake Mead Boulevard may remain.
2. The proposed three parking spaces shall be signed as "pull through only - no backing up allowed" and this movement shall not be blocked or hindered in any way.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-40885

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-40885 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: LMP, LLC - Request for a Minor Site Development Plan Review FOR THREE ADDITIONAL PARKING SPACES at 1974 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

MINOR REVIEW ADMINISTRATIVE: MARCH 1, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: ASAP

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Report Date 02/03/2011 04:29 PM

Submitted By

Page 4

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

429083	FIRE ENG	1	Incomplete	☐	02/03/2011 16:28			
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Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By BSTICKA Modified Date/Time 02/03/2011 13:43

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	N Floor Plan (1 Folded, 1 Rolled)
N Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	N Laser Print Floor Plan
Y Statement of Financial Interest	N Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin ADMIN

Staff Recommendation

Entitlement Exercised?

Meeting Information

Report Date 02/03/2011 04:29 PM

Submitted By

Page 5

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
--	--------------------------	--	-----------	----------	-------------

04/12/2011	ADMIN	SCHEDULED			
BSTICKA	02/03/2011		0	0	0

Template Type/AP#	AP Type	Status	Stage
-------------------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/03/2011 14:03		0.00
	BRIAN BECKER, LMP LLC CK 314, 702.395.9244				

No Model Home Details

Romeo Admin

Report Date 02/03/2011 04:29 PM

Submitted By

Page 1

A/P # 40885 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/03/2011 13:46	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-40885 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: LMP, LLC - Request for a Minor Site Development Plan Review FOR THREE ADDITIONAL PARKING SPACES at 1974 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P #

Project #	40885	Project/Phase Name	1974 N RAINBOW BLVD	Phase #	
Size/Area	1.66 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13823301002

Location

Owner/Tenant

Contact ID	AC1843158	Name	LMP LLC	Organization	
Mailing Address	8090 S DURANGO DR #115			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89113-4427			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

1986 N RAINBOW BLVD
LAS VEGAS, 89108-

1966 N RAINBOW BLVD
LAS VEGAS, 89108-

1990 N RAINBOW BLVD
LAS VEGAS, 89108-

1974 N RAINBOW BLVD
LAS VEGAS, 89108-

1982 N RAINBOW BLVD
LAS VEGAS, 89108-

Report Date 02/03/2011 04:29 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

1970 N RAINBOW BLVD
LAS VEGAS, 89108-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13823301002

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1843158	☐ Foreign
Effective		Expire				
Name	L M P L L C					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	8090 S DURANGO OR #115 LAS VEGAS, NV 89113-4427					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC1862574	☐ Foreign
Effective		Expire						
Name	BRIAN BECKER							
Day Phone	(702)395-9244 x	Eve Phone		Organization				
Pager		PIN #		Position				
Fax	(702)395-4155	Mobile		Profession				
E-Mail								
Address	8090 S. DURANGO ORIVE LAS VEGAS, NV 89113							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
429074 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

Report Date 02/03/2011 04:29 PM

Submitted By

Page 3

Item Description	Item Status
429073 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
429083 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
429075 FLOOD #1 (FLOOD CONTROL)	Incomplete
429082 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
429076 ROW #1 (RIGHT-OF-WAY)	Incomplete
429081 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
429080 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
429079 SURVEY #1 (SURVEY)	Incomplete
429078 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
429077 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(STAFF RECOMMENDATION)	
(ASSIGN CASE TO A PLANNER)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	02/03/2011 14:03	500.00
Total Unpaid		0.00	Total Paid 500.00

Inspections

There are no inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
429073	DEVCO	1	Incomplete	☐	02/03/2011 16:28			
429074	B&S PLAN	1	Incomplete	☐	02/03/2011 16:28			
429075	FLOOD	1	Incomplete	☐	02/03/2011 16:28			
429076	ROW	1	Incomplete	☐	02/03/2011 16:28			
429077	TRAFFIC	1	Incomplete	☐	02/03/2011 16:28			
429078	TEFO	1	Incomplete	☐	02/03/2011 16:28			
429079	SURVEY	1	Incomplete	☐	02/03/2011 16:28			
429080	SID	1	Incomplete	☐	02/03/2011 16:28			
429081	SEWER	1	Incomplete	☐	02/03/2011 16:28			
429082	LAND DEV	1	Incomplete	☐	02/03/2011 16:28			

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Site Development Plan Review

Project Address (Location) 1986 N Rainbow Blvd

Project Name 1974 N Rainbow Restriping Proposed Use General Retail

Assessor's Parcel #(s) 138-23-301-002 Ward #

General Plan: existing SC proposed SC Zoning: existing C-1 proposed C-1

Commercial Square Footage 12,100 Floor Area Ratio

Gross Acres 1.66 Lots/Units Density

Additional Information Converting 1,000 s.f. commercial suite from dry cleaners to general retail. Restriping to allow for 3 additional parking spaces where 2 additional are required.

PROPERTY OWNER LMP, L.L.C. Contact Ernest A. Becker, Jr.

Address 8090 S Durango Dr. Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155

City Las Vegas State NV Zip 89113

E-mail Address

APPLICANT LMP, L.L.C. Contact Ernest A. Becker, Jr.

Address 8090 S DURANGO DR STE 115 Phone: (702) 395-9244 Fax: (702) 395-4155

City Las Vegas State NV Zip 89113

E-mail Address

REPRESENTATIVE LMP, L.L.C. Contact Brian T. Becker

Address 8090 S Durango Dr., Ste 115 Phone: (702) 395-9244 Fax: (702) 395-4155

City Las Vegas State NV Zip 89113

E-mail Address

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 Ernest A. Becker, Jr.

Subscribed and sworn before me

This 20th day of January, 20 11.

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40885</u>
Meeting Date	<u>ADMIN</u>
Total Fee	<u>8500</u>
Date Received:	<u>2/3/11</u>
Received By:	<u>BLS</u>

RECEIVED
FEB 03 2011

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40885** APN: 138-23-301-002

Name of Property Owner: LMP, L.L.C.

Name of Applicant: LMP, L.L.C.

Name of Representative: Brian T. Becker

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): _____

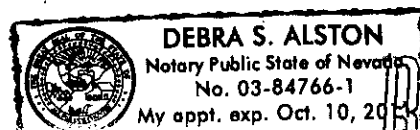
APN: _____

Signature of Property Owner: _____

Print Name: ERNEST A. BECKER, IV

Subscribed and sworn before me

This 20th day of January, 2011
Debra S. Alston
Notary Public in and for said County and State





BEKS GROUP

January 28, 2011

Department of Planning and Development
City of Las Vegas

Re: Justification Letter
Application for plan review
1974 N Rainbow Restriping

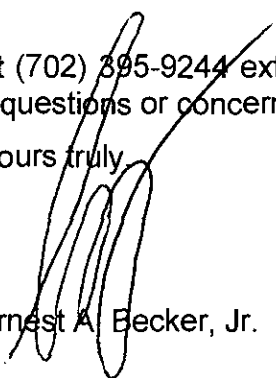
Dear Sir or Madame;

The attached application respectfully requests your approval for striping 3 additional parking spaces for the referenced property. The property is a commercial shopping center in a C-1 zone.

An existing suite in the shopping center was most recently utilized for a dry cleaner. Since the dry cleaner has gone out of business, we propose to lease the suite as general retail. It is our understanding that this proposed use requires us to revise our current parking plan to add two parking spaces. Therefore, please approve the attached parking plan revision.

Please feel free to contact me at (702) 395-9244 ext. 413 or contact Brian Becker at extension 419 if you have any questions or concerns regarding this matter.

Yours truly


Ernest A. Becker, Jr.

RECEIVED
FEB 03 2011
SDR-40885

4-1

Inst #: 201011180004455
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #001
11/18/2010 03:45:10 PM
Receipt #: 583821
Requestor:
NATIONAL TITLE COMPANY
Recorded By: DHG Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

A.P.N. #	138-23-301-002
Escrow No.	280059-MW
R.P.P.T.	EXEMPT 1
6 Recording Requested By: NATIONAL TITLE COMPANY	
Mail Tax Statements To:	Same as below
When Recorded Mail To: LMP, L.L.C., a Nevada Limited Liability Company 8090 S. Durango Dr., Suite 115 Las Vegas, NV 89113	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That effective as of October 29, 2010, BECKER ENTERPRISES, L.L.C., A NEVADA LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER TO BECKER & SONS, L.L.C., A NEVADA LIMITED LIABILITY COMPANY for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
LMP, L.L.C., A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2010-2011;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE 2 FOR SIGNATURES AND NOTARY ACKNOWLEDGMENT.

RECEIVED
FEB 03 2011

Dated: Nov 16, 2010

BECKER ENTERPRISES L.L.C., A NEVADA LIMITED
LIABILITY COMPANY, AS SUCCESSOR BY MERGER
TO BECKER & SONS, L.L.C., A NEVADA
LIMITED LIABILITY COMPANY

By: ERNEST A. BECKER JR., CLASS B MANAGER

State of Nevada

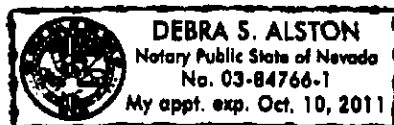
} ss.

County of Clark

This instrument was acknowledged before me on November 16, 2010
by ERNEST A. BECKER JR., CLASS B MANAGER

Signature:

Debra S. Alston
Notary Public



COPY

RECEIVED
FEB 03 2011

Exhibit A
LEGAL DESCRIPTION

File Number: 280059

That portion of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 20 South, Range 60 East, M.D.B. & M., Clark County, Nevada, described as follows:

Lot One (1) of the certain Parcel Map on file in File 71, Page 92, in the Office of the County Recorder, Clark County, Nevada, and recorded March 18, 1992 in Book 920318 as Document No. 00799, in the Office of the County Recorder, Clark County, Nevada.

EXCEPTING THEREFROM that portion taken by the City of Las Vegas in that certain Final Order of Condemnation recorded June 1, 2007 in Book 20070601 as Document No. 0000974, Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM all Federal, State, and Local Highways or Roadways.

PRELIMINARY COPY

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LMP, L.L.C.**Business Entity Information**

Status:	Active	File Date:	7/29/2009
Type:	Domestic Limited-Liability Company	Entity Number:	E0405452009-5
Qualifying State:	NV	List of Officers Due:	7/31/2011
Managed By:	Managers	Expiration Date:	12/31/2055
NV Business ID:	NV20091432003	Business License Exp:	7/31/2011

Registered Agent Information

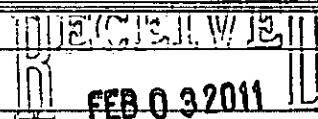
Name:	LMP, L.L.C. / MANAGER	Address 1:	8090 S DURANGO DR.
Address 2:	STE 115	City:	LAS VEGAS
State:	NV	Zip Code:	89113
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Manager - BRIAN T BECKER			
Address 1:	8090 S DURANGO DR STE 115	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - SALLIE E BECKER			
Address 1:	8090 S DURANGO DR STE 115	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - ERNEST A BECKER IV			
Address 1:	8090 S DURANGO DR STE 115	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	
Manager - KIMBERLY B RIGGS			
Address 1:	8090 S DURANGO DR STE 115	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89113	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type: Articles of Organization	
Document Number: 20090579026-50	# of Pages: 2
File Date: 7/29/2009	Effective Date:
(No notes for this action)	
Action Type: Initial List	
Document Number: 20090637021-40	# of Pages: 1
File Date: 8/24/2009	Effective Date:
09-10	
Action Type: Annual List	
Document Number: 20100505462-15	# of Pages: 1
File Date: 7/01/2010	Effective Date:
10-11	

12 500 637