



# 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) SPECIAL USE PERMIT

**Project Address** (Location) 890 N PECOS RD

**Project Name** Review of Condition Restricting Sales of Single Alcoholic Beverage **Proposed Use** CONVENIENCE STORE

**Assessor's Parcel #(s)** 14030317002 **Ward #** 3ROC

**General Plan:** Existing COMMERCIAL Proposed COMMERCIAL **Zoning:** Existing C-1 Proposed C-1

**Additional Information** APPLICANT SEEKS REMOVAL OF OUTDATED PLANNING CONDITION (SUP-28323)

**Property Owner** REBEL LAND AND DEVELOPMENT LLC **Contact** RAWA ANABI

**Address** 1450 N BENSON AVE UNIT A **City** UPLAND **State** CA **Zip** 91786

**E-mail** LICENSING@REBELCSTORES.COM **Phone** 909-394-4728

**Applicant** NEVADA AK, INC. **Contact** RAWA ANABI

**Address** 1450 N BENSON AVE UNIT A **City** UPLAND **State** CA **Zip** 91786

**E-mail** LICENSING@REBELCSTORES.COM **Phone** 909-394-4728

**Representative** RAAJ AMTHABHAI **Contact** RAAJ AMTHABHAI

**Address** 1450 N BENSON AVE UNIT A **City** UPLAND **State** CA **Zip** 91786

**E-mail** RAMTHABHAI@REBELCSTORES.COM **Phone** 909-828-5664

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** N/A **Partner(s)** N/A

**Partner(s)** N/A

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** Rawa Anabi

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

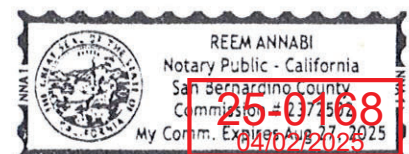
**Print Name** Rawa Anabi

Subscribed and sworn before me

This 2nd day of April, 20 25

Notary Public in and for said County and State

State of California, County of San Bernardino









PROJECT FILE NAME:

REBEL INTERIOR EQUIPMENT UPGRADES

REVISION #:

05

DESIGNER:

DV

PAGE:

AS-BUILT

SCALE:

1/4" = 1'-0"

DATE:

04-02-2025

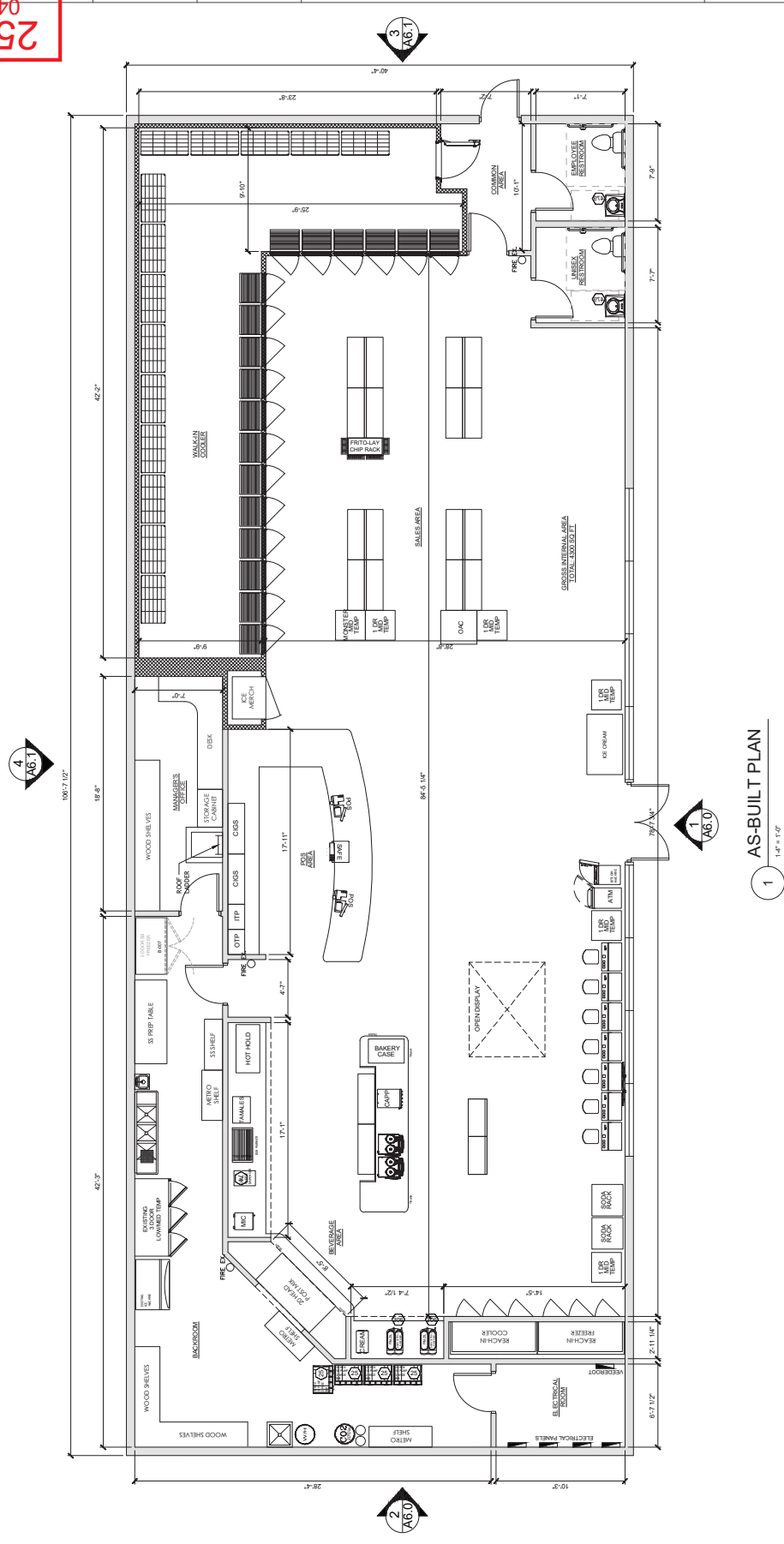
PROJECT ADDRESS:

890 N. PECOS RD. LAS VEGAS, NV

1450 N. Benson Ave.,  
Irvine, CA 92714  
www.anabi.com - (949) 354-4728



25-0168  
04/02/2025







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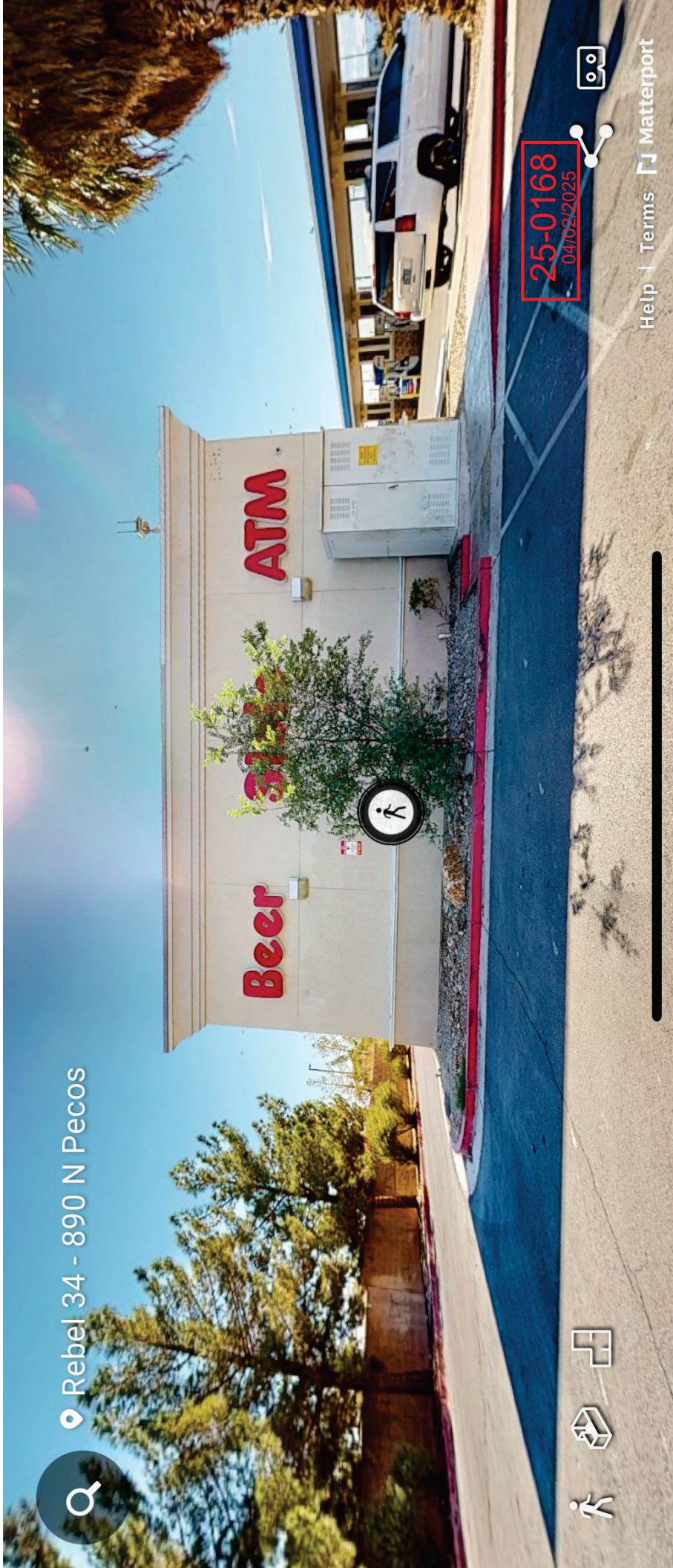


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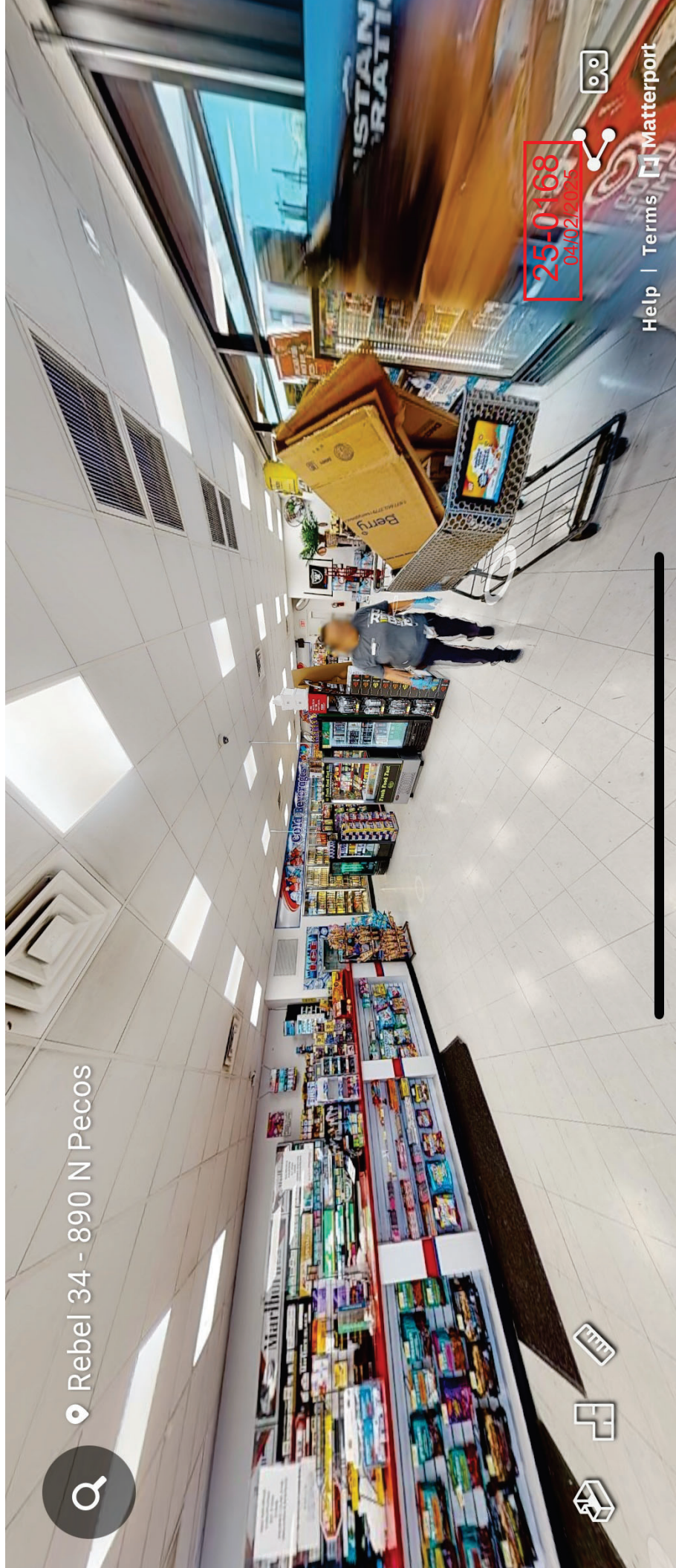


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04/02/2025

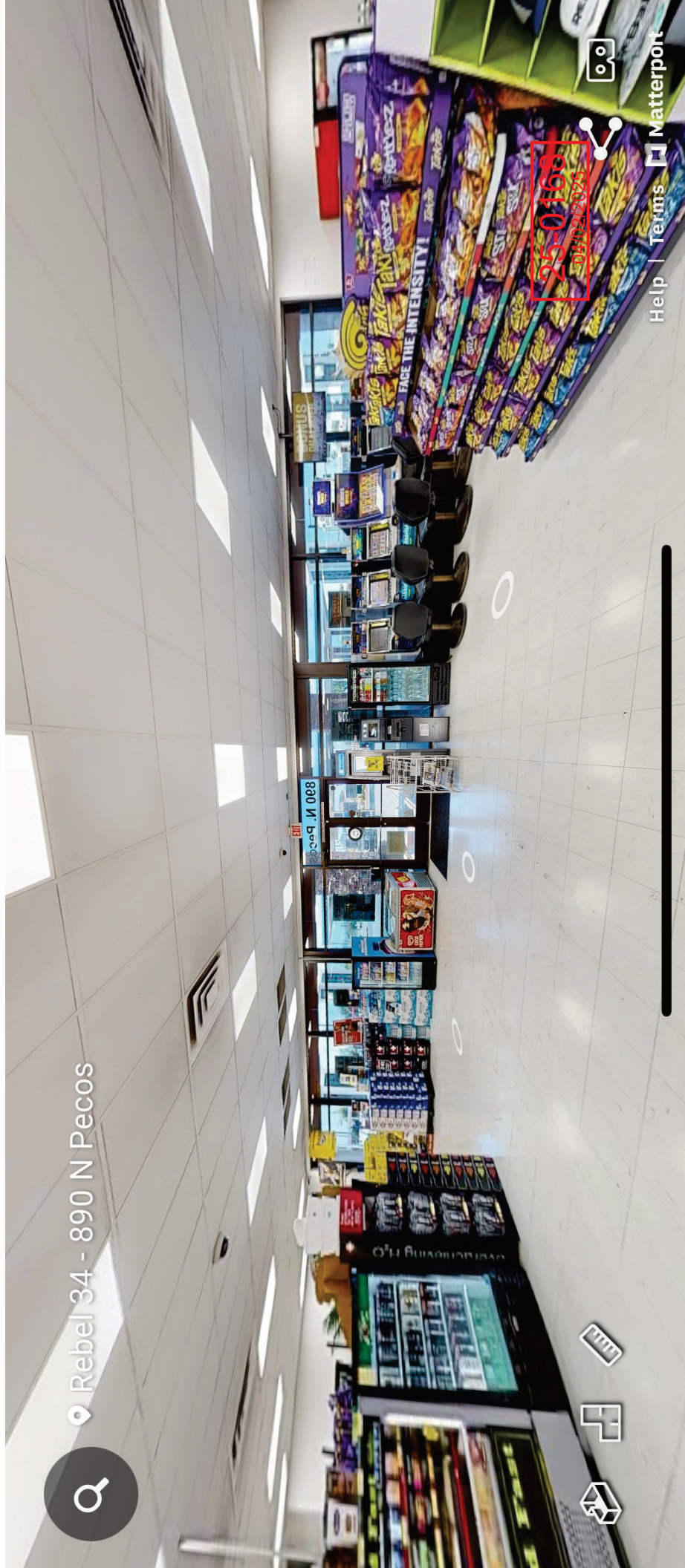


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CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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www.lasvegasnevada.gov

October 20, 2008

Madre Mesa  
620 South 11<sup>th</sup> Street  
Las Vegas, Nevada 89101

RE: SUP-28323 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008  
RELATED TO ZON-28325, VAR-28326 AND SDR-28320

Dear Applicant:

The City Council at a regular meeting held September 17, 2008 APPROVED the request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED CONVENIENCE STORE at the southeast corner of Washington Avenue and Pecos Road (APN 140-30-301-001), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)]. NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION WHERE 400 FEET IS REQUIRED FROM A CITY PARK. The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2008. This approval is subject to:

Added Condition

- A. There shall be a six-month review after Certificate of Occupancy at a public hearing of the City Council.

Planning & Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler Off-Sale establishment use, including parking requirements.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-28326) and Site Development Plan Review (SDR-28320) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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04/01/2025





4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Mr. Charles Everhart  
Washington Pecos, LLC  
320 South Jones Boulevard  
Las Vegas, Nevada 89107

Mr. Dave Crete  
Crete Developers, LLC  
320 South Jones Boulevard  
Las Vegas, Nevada 89107

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