

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review

**Project Address** (Location) 2425 N. Rainbow Blvd.

**Project Name** NWC Smoke Ranch & Rainbow **Proposed Use** General Retail & Restaurant

**Assessor's Parcel #(s)** 138-15-801-002 **Ward #** 1

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

**Additional Information** Facade remodel and construction of a new retail and drive through restaurant building.

**Property Owner** Winway LLC **Contact** \_\_\_\_\_

**Address** 11626 Firesteed Pl. **City** Las Vegas **State** NV **Zip** 89141

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Ray Germain **Contact** \_\_\_\_\_

**Address** 9205 W Russell Road **City** Las Vegas **State** NV **Zip** 89148

**E-mail** Ray.Germain@marcusmillichap.com **Phone** 702.215.7153

**Representative** SCA Design **Contact** Sheldon Colen

**Address** 2525 W. Horizon Ridge Pkwy. Suite 230 **City** Henderson **State** NV **Zip** 89052

**E-mail** projects@scadesign.com **Phone** 702.719.2020

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** \_\_\_\_\_

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

**Print Name** Winway LLC (Raymond Germain)

Subscribed and sworn before me

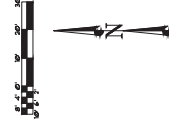
This 15<sup>th</sup> day of August, 2024

Notary Public in and for said County and State

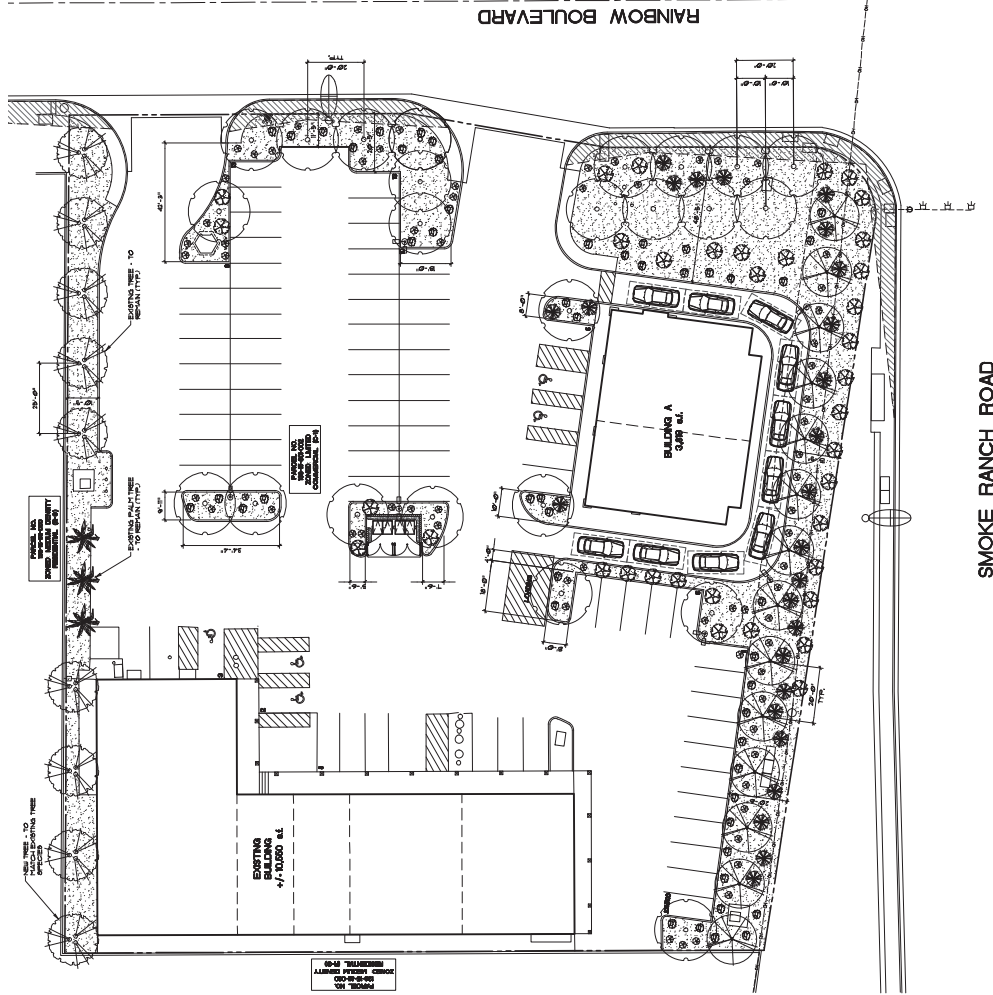
NV, Clark  
state county







L1



**GENERAL NOTES**

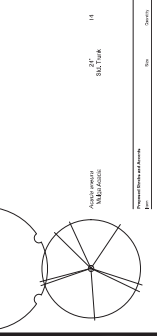
- LANDSCAPE IS TO COMPLY WITH THE RESOLUTION PLANS LIST.
- LANDSCAPE SHALL BE MAINTAINED WITHIN THE PROPERTY LINES AND ADJACENT TO THE BUILDING.
- THE LANDSCAPE SHALL BE MAINTAINED WITHIN THE PROPERTY LINES AND ADJACENT TO THE BUILDING.

**LANDSCAPE CALCULATIONS**

LANDSCAPE EMISSIONS:  
 LANDSCAPE SHALL BE MAINTAINED WITHIN THE PROPERTY LINES AND ADJACENT TO THE BUILDING.

**LANDSCAPE LEGEND**

LANDSCAPE SHALL BE MAINTAINED WITHIN THE PROPERTY LINES AND ADJACENT TO THE BUILDING.



Item	Quantity	Notes
1. Landscape Planting	1,000	1.000
2. Landscape Planting	1,000	1.000
3. Landscape Planting	1,000	1.000
4. Landscape Planting	1,000	1.000
5. Landscape Planting	1,000	1.000
6. Landscape Planting	1,000	1.000
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8. Landscape Planting	1,000	1.000
9. Landscape Planting	1,000	1.000
10. Landscape Planting	1,000	1.000

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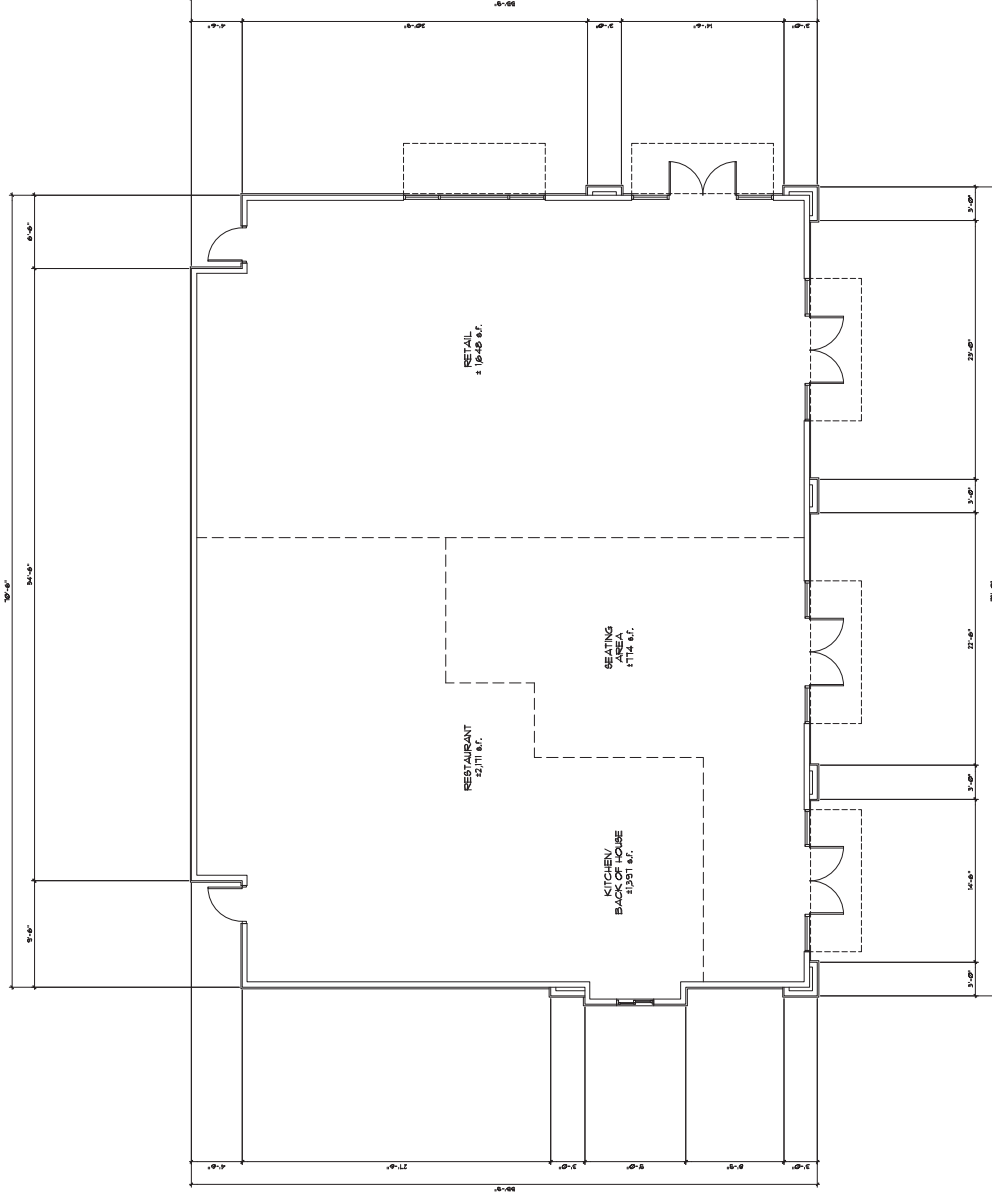
2525 W. HORIZON RIDGE PKWY.  
SUITE 230  
HENDERSON, NEVADA 89052  
PH (702) 778-2020 FX (702) 269-9673

# NWC SMOKE RANCH & RAINBOW

APN: 138-15-801-002



A1








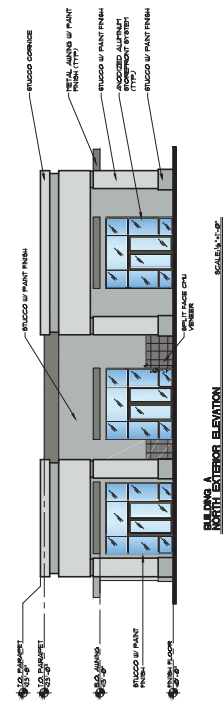
## FLOOR PLAN

SCALE 1/4"=1'-0"  
01/16/2025  
24048

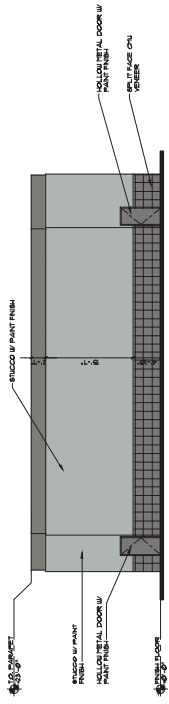
24-0329  
01/21/2025

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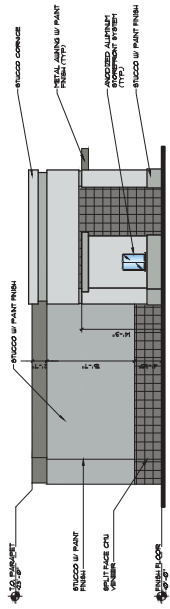
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	MEDIUM YELLOW SWATCH - ATTITUDE GRAY
	MEDIUM YELLOW SWATCH - ATTITUDE GRAY
	MEDIUM YELLOW SWATCH - ATTITUDE GRAY
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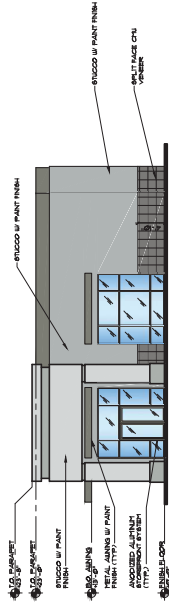
BUILDING A  
NORTH EXTERIOR ELEVATION



BUILDING A  
SOUTH EXTERIOR ELEVATION



BUILDING A  
EAST EXTERIOR ELEVATION



BUILDING A  
WEST EXTERIOR ELEVATION



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NWC SMOKE RANCH & RAINBOW

APN: 138-15-801-002

A2.1

# BUILDING A ELEVATIONS

24-0329  
01/21/2025

SCALE 1/8"=1'-0"  
01/16/2025  
24048

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