



# 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) Site Development Review

**Project Address** (Location) 5590 N. Rainbow Blvd., Las Vegas, NV 89130

**Project Name** Terrible's Ann Rainbow Fuel Canopy **Proposed Use** \_\_\_\_\_

**Assessor's Parcel #(s)** 125-35-101-010 **Ward #** 6

**General Plan:** Existing SC Proposed \_\_\_\_\_ **Zoning:** Existing C-1 Proposed \_\_\_\_\_

**Additional Information** New 3,000 s.f. fuel canopy with pumps.

**Property Owner** DI Vegas, LLC | Diana Properties **Contact** Global Investments Trust

**Address** 10300 W. Charleston Blvd., Suite 13-189 **City** Las Vegas **State** NV **Zip** 89135

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

**Applicant** HER-LOZ 1, LLC **Contact** Hollen Herbst

**Address** 5195 Las Vegas Blvd., S **City** Las Vegas **State** NV **Zip** 89119

**E-mail** hherbst@terribles.com **Phone** (702) 597-6260

**Representative** RWA Architects **Contact** Caron Richardson

**Address** 4300 E. Sunset Rd., Suite E-3 **City** Henderson **State** NV **Zip** 89014

**E-mail** caronrichardson1528@gmail.com **Phone** (702) 523-2724

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.

State of Nevada  
County of Clark

Property Owner Signature

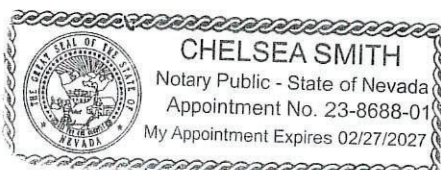
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Pauline Yeung - DZ Vegas LLC

Subscribed and sworn before me

This 31 day of August, 20 23

Notary Public in and for said County and State



Wan Sheny Lee - Diana Properties LLC

**23-0310**  
09/11/2023

SITE DATA

ASSESSOR'S PARCEL NUMBER:	125-35-101-010
CURRENT ZONING:	C-1 (LIMITED COMMERCIAL)
PLANNED USE:	SC (SERVICE COMMERCIAL)
SITE AREAS:	69,696 SF (1.60 ACRES)
SETBACKS:	REQUIRED: 15'-0"
FRONT -	20'-0"
REAR -	53'-0"
SIDE -	10'-0"
LOT COVERAGE	PROVIDED: 17%

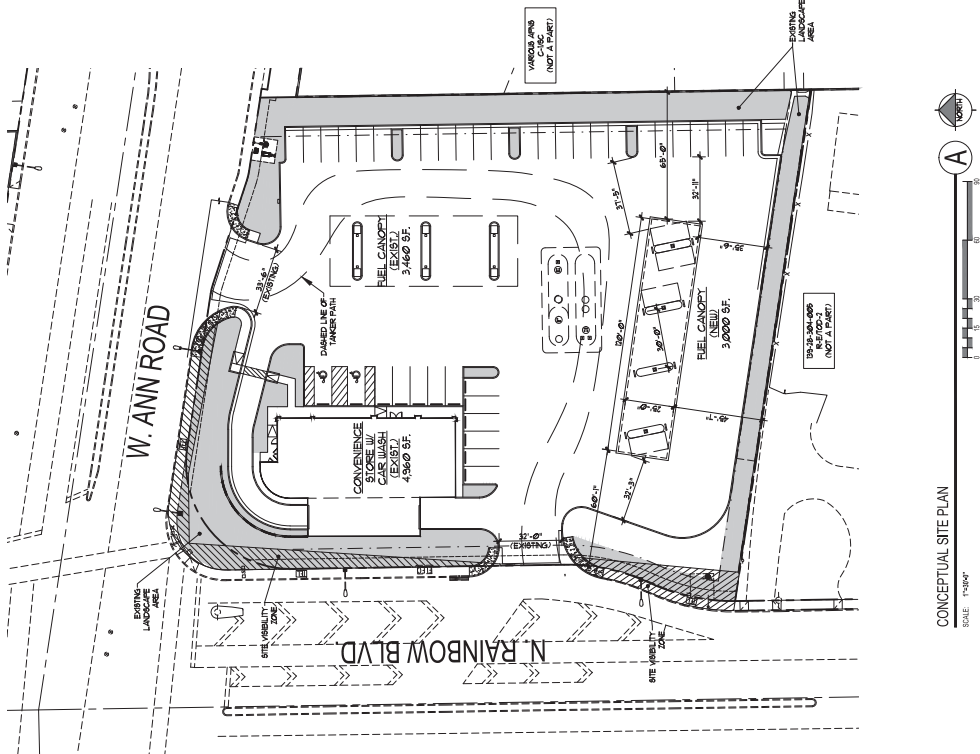
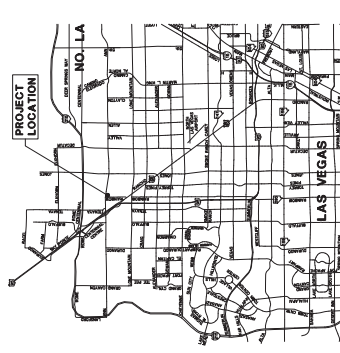
BUILDING DATA

PROPOSED USES:	GAS STATION/FUEL CANOPY
BUILDING AREAS:	EXIST. CONV. STORE/CAR WASH 4,960SF
	EXIST. FUEL CANOPY 3,000SF
	PROPOSED FUEL CANOPY 3,000SF
TOTAL:	11,420SF
BUILDING HEIGHTS:	PROPOSED FUEL CANOPY - 19'-6" MAX.

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED: 29
	EXISTING CONV. STORE - 1178SF
	EXISTING FUEL CANOPY 0
	PROPOSED FUEL CANOPY 0
TOTAL:	0
	PROVIDED: 39 (EXISTING)

VICINITY MAP



TERRIBLE'S  
SEC ANN & RAINBOW

PROJECT #: 22-094  
DATE: 31 AUG 23  
ADDRESS: 5960 N. RAINBOW BLVD.  
LAS VEGAS, NV 89130  
JURISDICTION: CITY OF LAS VEGAS, NV

RWA architects  
Richardson Wietzel Architects  
1000 E. Sunset Road, Suite E-3  
Las Vegas, NV 89114  
Phone: 702-735-8822  
RWA-design.com

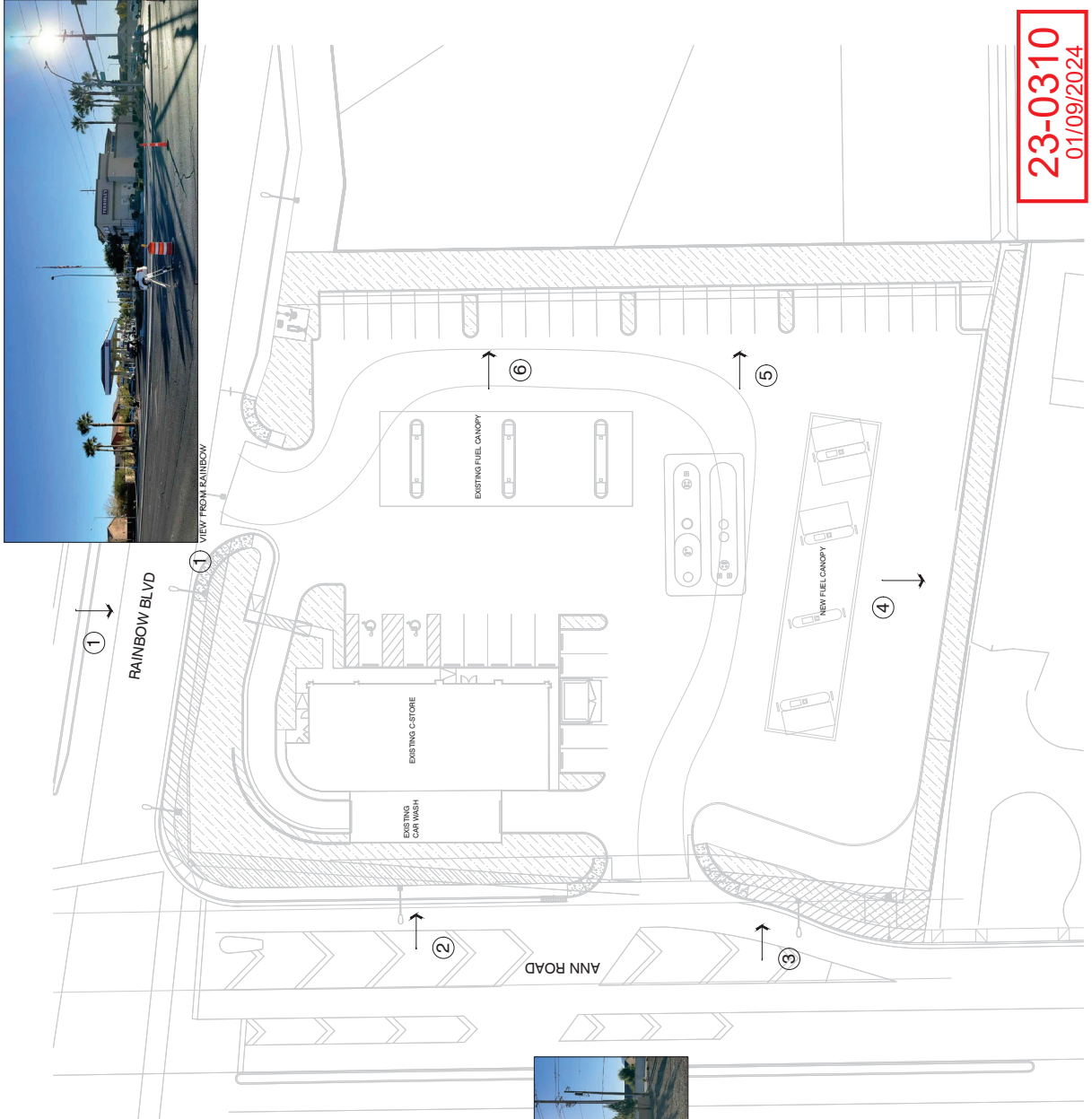


REVISION	DATE	BY

FILE NAME	TH ANN AND RAINBOW
DRAWN BY	AS
CHECKED BY	AS
DATE	12/04/23
SHEET NUMBER	

0 20 40 60 80 feet  
 1" = 20'  
 NORTH

**23-0310**  
 01/09/2024



2 VIEW FROM ANN



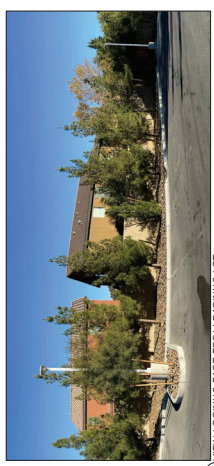
3 VIEW FROM RAINBOW



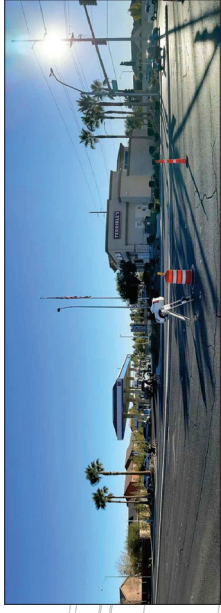
4 VIEW LOOKING SOUTH IN PARKING LOT



5 VIEW LOOKING EAST FROM PARKING LOT








6 VIEW LOOKING EAST FROM PARKING LOT



1 VIEW FROM RAINBOW

PLANT SCHEDULE				
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	CANOPY

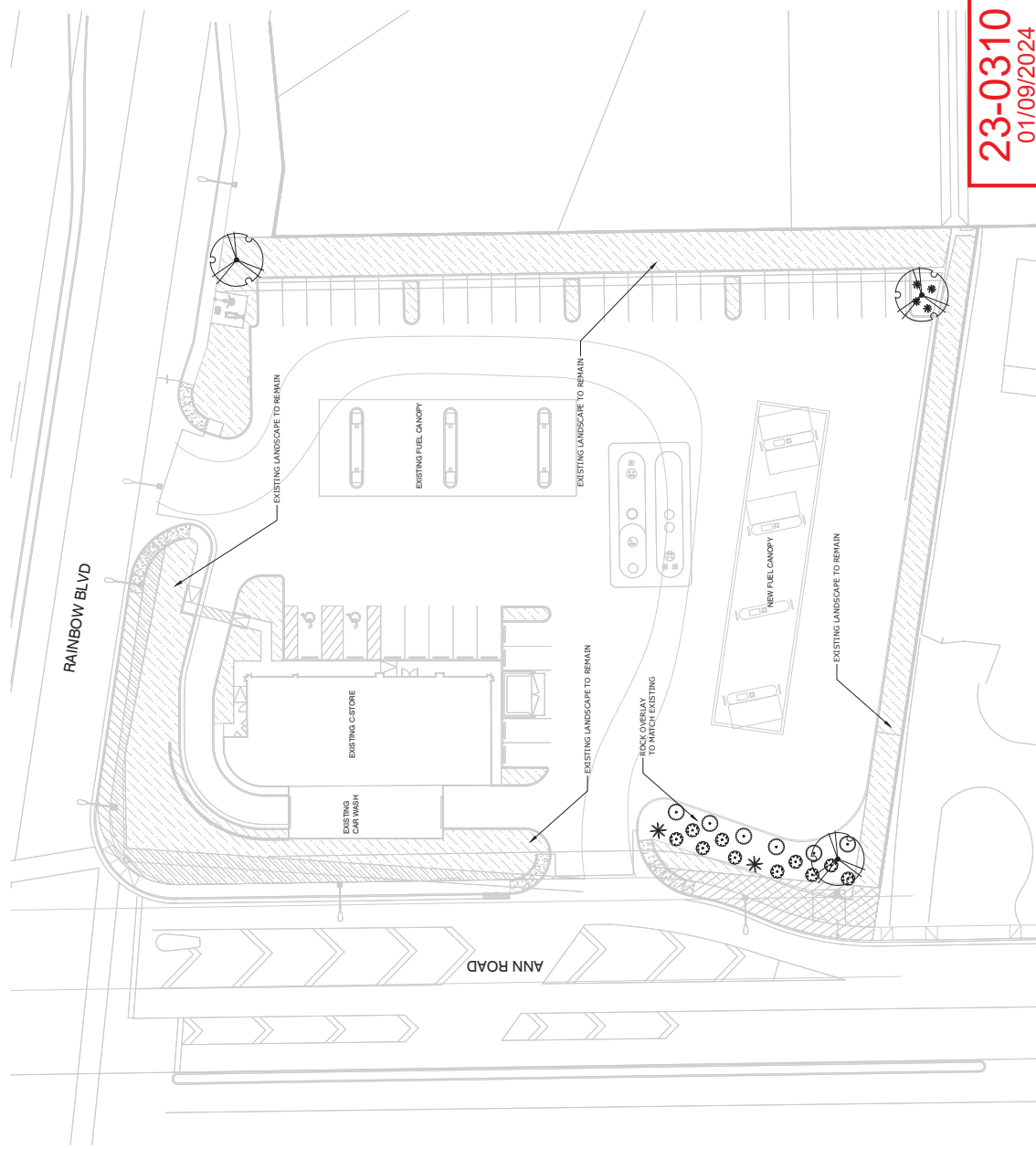
MEDIUM TREES		SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	BOX
	3			AFRICAN SLIMJACK RHINUS LANCEA		
	10			COMPACT TEARSAGE / LEBUCOPHYLLUM PRUTESCENS COMPACTA	5 GAL	
	2			GREY DESERT SPOON / DARTSLIMON WHEELER	5 GAL	
	4			RED YUCCA / PSEPHALOPAE PARVIFLORA	5 GAL	
	6			7.5" LANDSCAPE COVERAGE	5 GAL	
	10			28.5" LANDSCAPE COVERAGE	5 GAL	

LANDSCAPE IN COMPLIANCE WITH CITY OF LAS VEGAS AND WARD 6 REQUIREMENTS

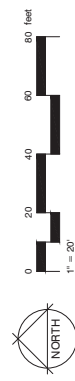
1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.

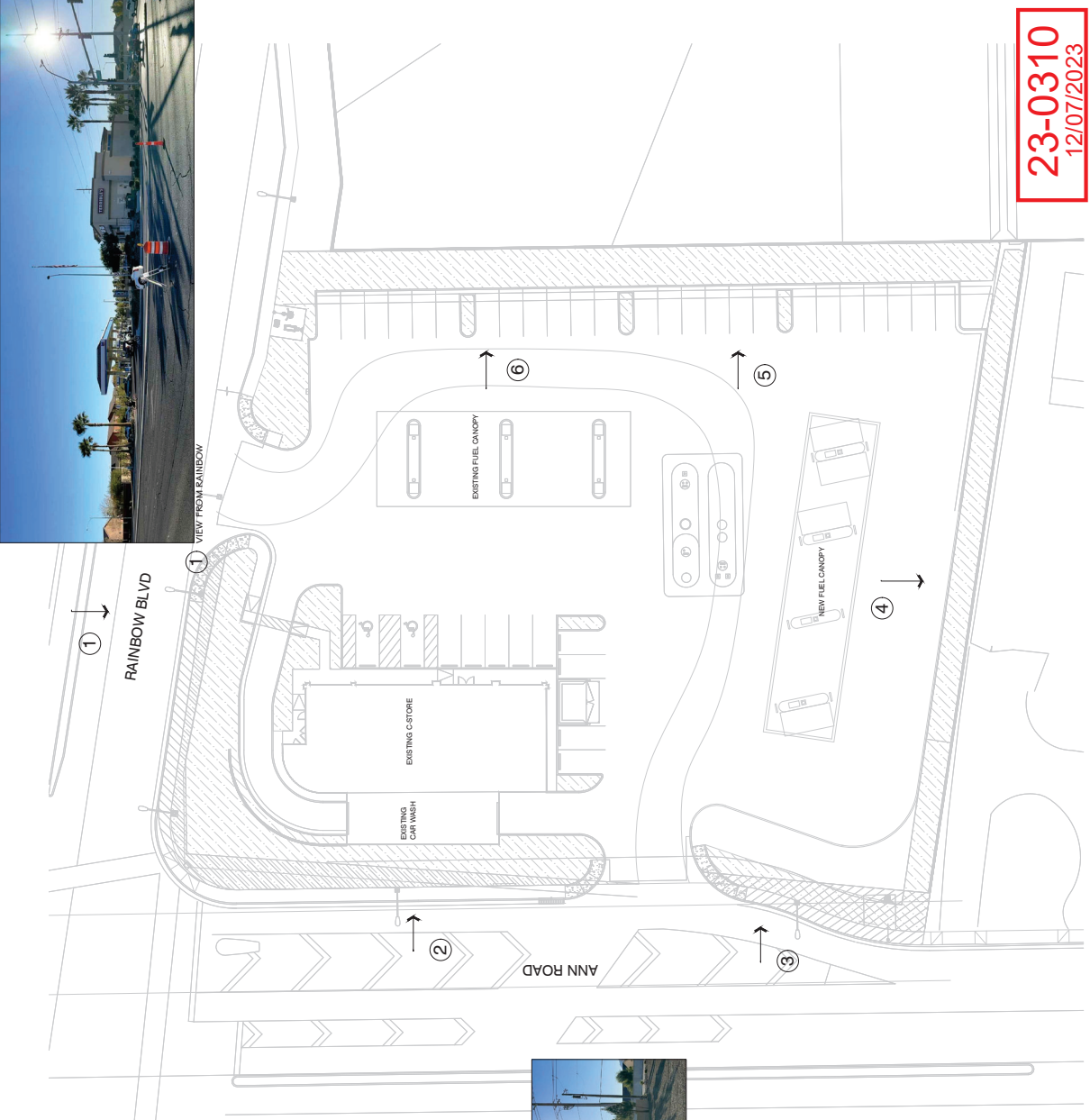
2. CONTRACTOR TO GIVE 48 HOUR NOTICE PRIOR TO INSTALLATION OF ALL PLANT MATERIAL.
3. PLANT MATERIAL TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES, AND DATE OF PURCHASE, ETC.
4. THE ENTIRE LENGTH OF THE DRAWING TO BE CREATING AN UNIFORM APPEARANCE. THE PROJECT REQUIREMENTS FOR PLANT MATERIAL TO BE PLANTED OUT IN A LATER DATE.
5. PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN SITE VISIBILITY ZONE.
6. ANY TREE WITHIN 1 FEET OF A SECURED PERIMETER WALL, IDEALMENT, STREET OR PUBLIC UTILITY EMBANKMENT SHALL BE REMOVED AND REPLACED WITH A SIMILAR SPECIES. THE CONTRACTOR SHALL INCORPORATE A DEEP ROOT PROTECTION SYSTEM.
7. RESPECTIVE PLANTING CODES COVER ALL VARIATIONS. COLOR AND BRAND NAME OF A DEEP ROOT PROTECTION SYSTEM SHALL BE SPECIFIED IN THE DRAWING. THE CONTRACTOR SHALL PLANTING BEDS, LANDSCAPE CONTRACTOR TO MATCH EXISTING DEVELOPMENT DECORATIVE POOL APPLICABLE.
8. ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ALL APPROVED ELEVATIONS, GRADING, AND DRAINAGE.
9. THE DATA INDICATED ON THE DRAWINGS IN THESE SPECIFICATIONS ARE IN FACT AS COULD BE SECURED. BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, LEVELS, AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN GUIDANCE, AND SECURE THE OWNER'S APPROVAL OF ALL CHANGE IN ADVANCE.
10. ALL WORK MATERIALS, METHODS, etc. SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
11. CONTRACTOR OR SUB-CONTRACTOR COVERING ANY OF ALL TRADES SHALL NOTIFY BUILDING OWNER OF ANY CONFLICT OF ANY CONFLICT BETWEEN DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
12. NO DIMENSIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.
13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.

IRRIGATION TO BE CONNECTED TO EXISTING.  
IRRIGATION TO BE INSTALLED PER INDUSTRY STANDARDS

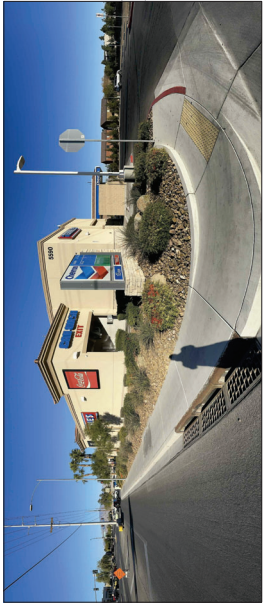


23-0310  
01/09/2024





**23-0310**  
 12/07/2023



2 VIEW FROM ANN



3 VIEW FROM RAINBOW



4 VIEW LOOKING SOUTH IN PARKING LOT



5 VIEW LOOKING EAST FROM PARKING LOT



6 VIEW LOOKING EAST FROM PARKING LOT



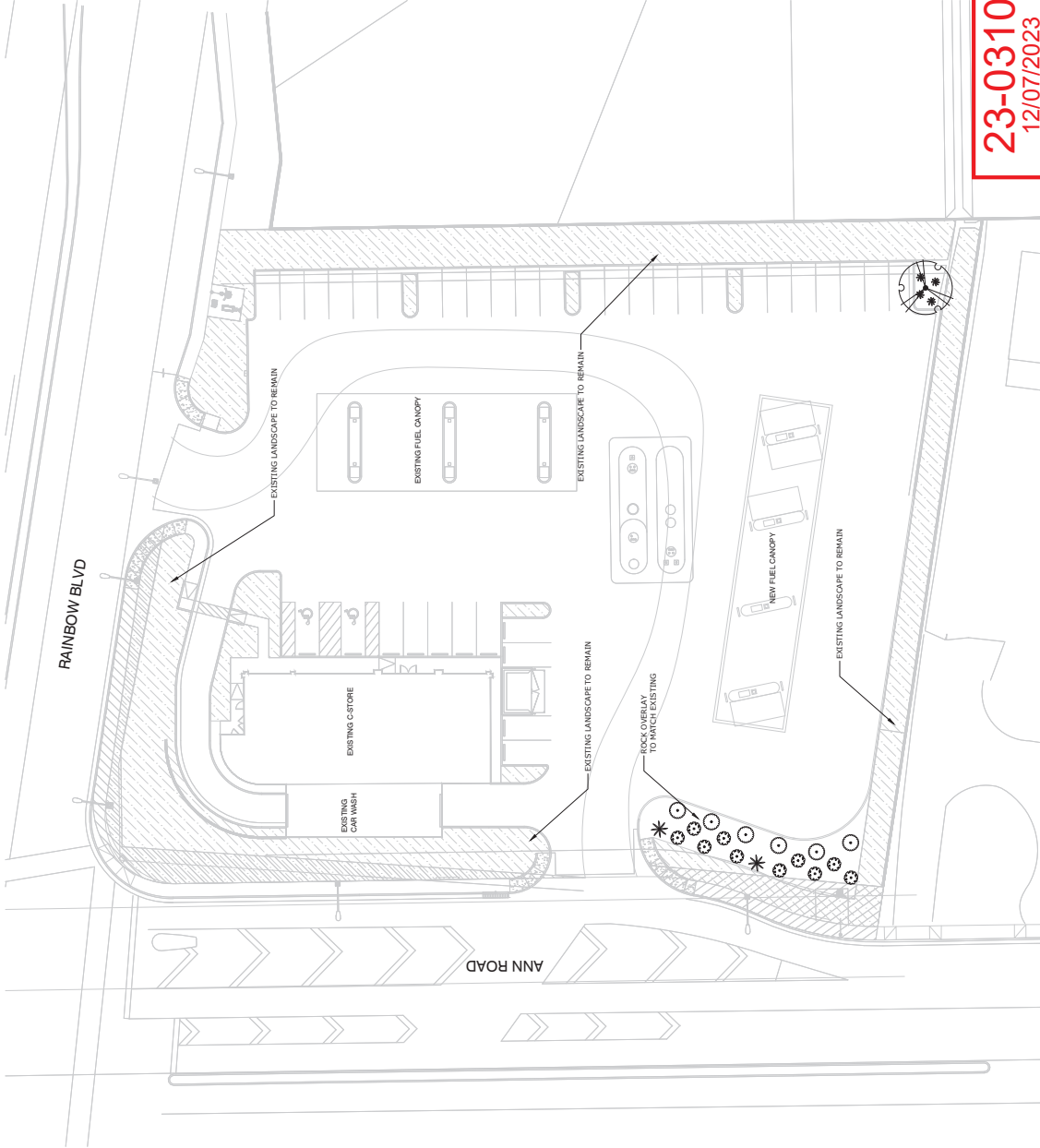
PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
	1	AFRICAN ELIAC / RHUS LANCEA	24" BOX
			
	10	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS COMPACTA	5 GAL.
	2	RED YUCCA / YUCCA FILIFERA	5 GAL.
	4	RED YUCCA / YUCCA FILIFERA	5 GAL.
	6	RED YUCCA / YUCCA FILIFERA	5 GAL.

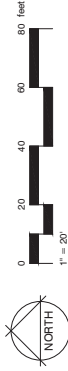
GENERAL NOTE

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- CONTRACTOR TO GIVE 48 HOUR NOTICE PRIOR TO INSTALLATION OF ALL PLANT MATERIAL.
- PLANT MATERIAL TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES SHOWING GENUS, SPECIES, AND VARIETY, ETC.
- IT IS THE INTENT OF THE DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THE PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT AT A LATER DATE.
- PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN SITE VISIBILITY ZONES.
- ANY TREE WITHIN 6 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM.
- DECORATIVE GRANITE GROUND COVER 3/4" SCREENED, COLOR "APACHE BROWN". 2" DEPTH TYPICAL IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO MATCH EXISTING DEVELOPMENT DECORATIVE ROCK IF APPLICABLE.
- ALL SPOT ELEVATIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ALL APPROVED ELEVATIONS, GRADINGS, AND DRAINAGE.
- THE DATA INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS ARE AS EXACT AS COULD BE OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA, ELEVATIONS, LEVELS, AND OTHER DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA, ELEVATIONS, LEVELS, AND OTHER DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA, ELEVATIONS, LEVELS, AND OTHER DATA.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING ANY OR ALL TRADES SHALL NOT BE BUILDING OWNER OR GENERAL CONTRACTOR OF ANY CONTRACT BETWEEN DRAWINGS AND SCOPE OF WORK FIRST TO COMMENCING WORK.
- NO DEVIATIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.

IRRIGATION TO BE CONNECTED TO EXISTING IRRIGATION TO BE INSTALLED PER INDUSTRY STANDARDS



23-0310  
12/07/2023



L1.2

LICENSE NUMBER: 0067991  
LANS VEGAS, NEVADA 89118  
OFFICE: (702) 871-1087  
FLAX: (702) 871-1087



TERRIBLE HERBST  
LANDSCAPE PLAN  
LANS VEGAS, NV  
ANN AND RAINBOW

REVISION	DATE	BY

FILE NAME  
TH ANN AND RAINBOW  
DESIGNED BY  
AS  
DATE CREATED  
12/06/2023  
SHEET NUMBER

