



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

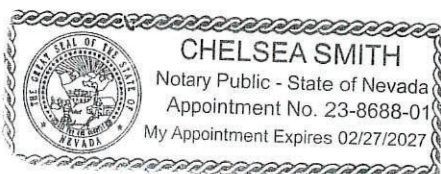
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Pauline Yeung - DZ Vegas LLC

Subscribed and sworn before me

This 31 day of August, 2023

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 PROVIDED
FRONT -	10'-0" 55'-0"
REAR -	20'-0" 53'-0"
SIDE -	10'-0" 45'-0"
LOT COVERAGE	PROVIDED 17%

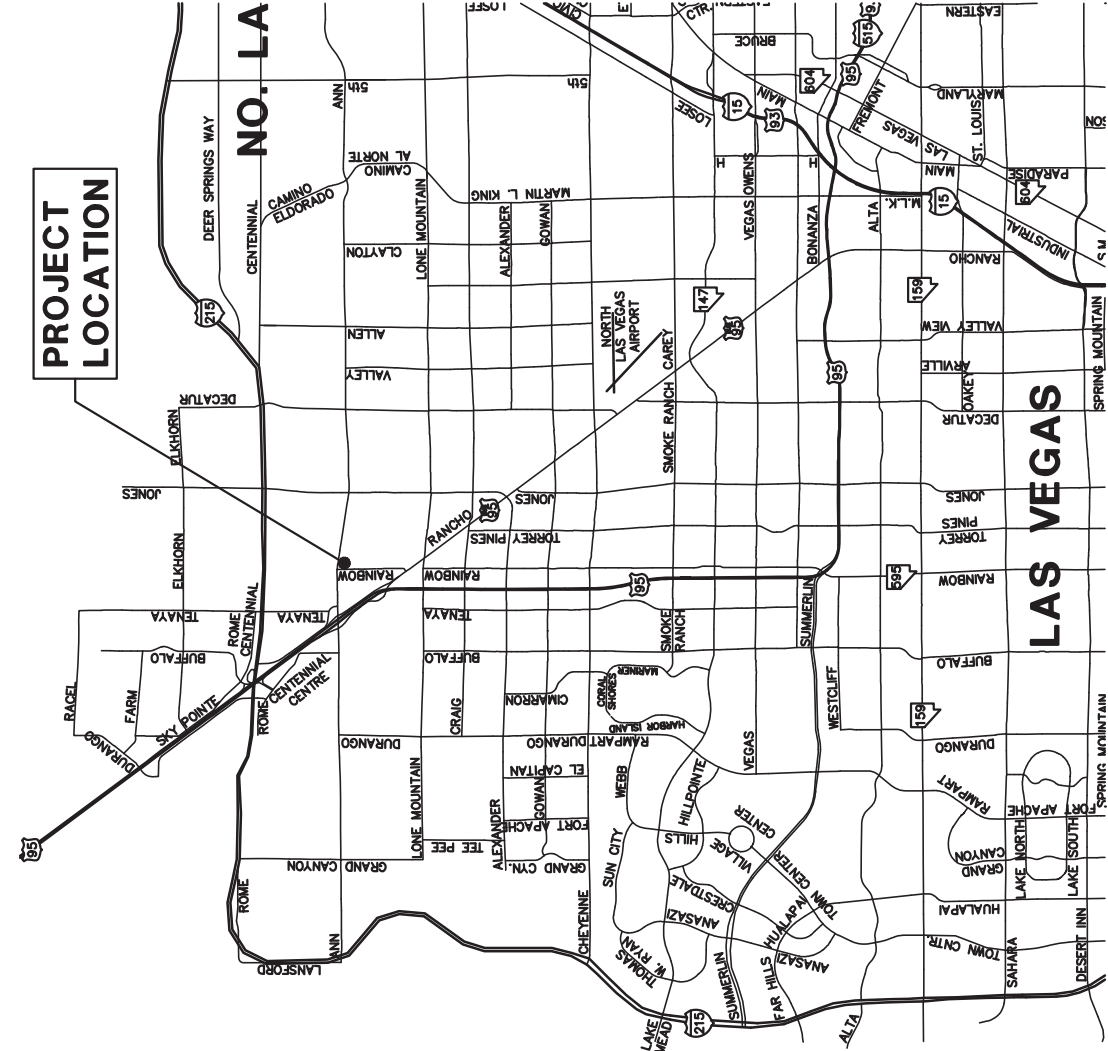
BUILDING DATA

PROPOSED USES:	GAS STATION/FUEL CANOPY
BUILDING AREAS:	EXIST. CONV. STORE/CAR WASH 4,980SF EXIST. FUEL CANOPY 3,460SF PROPOSED FUEL CANOPY 3,000SF TOTAL: 11,420SF
BUILDING HEIGHTS:	PROPOSED FUEL CANOPY - 19'-6" MAX.

PARKING DATA

PARKING REQUIREMENTS:	REQUIRED
EXISTING CONV. STORE - 1:175SF	29
EXISTING FUEL CANOPY	0
PROPOSED FUEL CANOPY	0
TOTAL:	29
	PROVIDED 38 (EXISTING)

VICINITY MAP



23-0310

09/11/2023

OWNED BY SPARKS DEVELOPMENT, LLC

PROJECT #:

22-094

DATE:

8 SEP 23

APN:

125-35-101-010

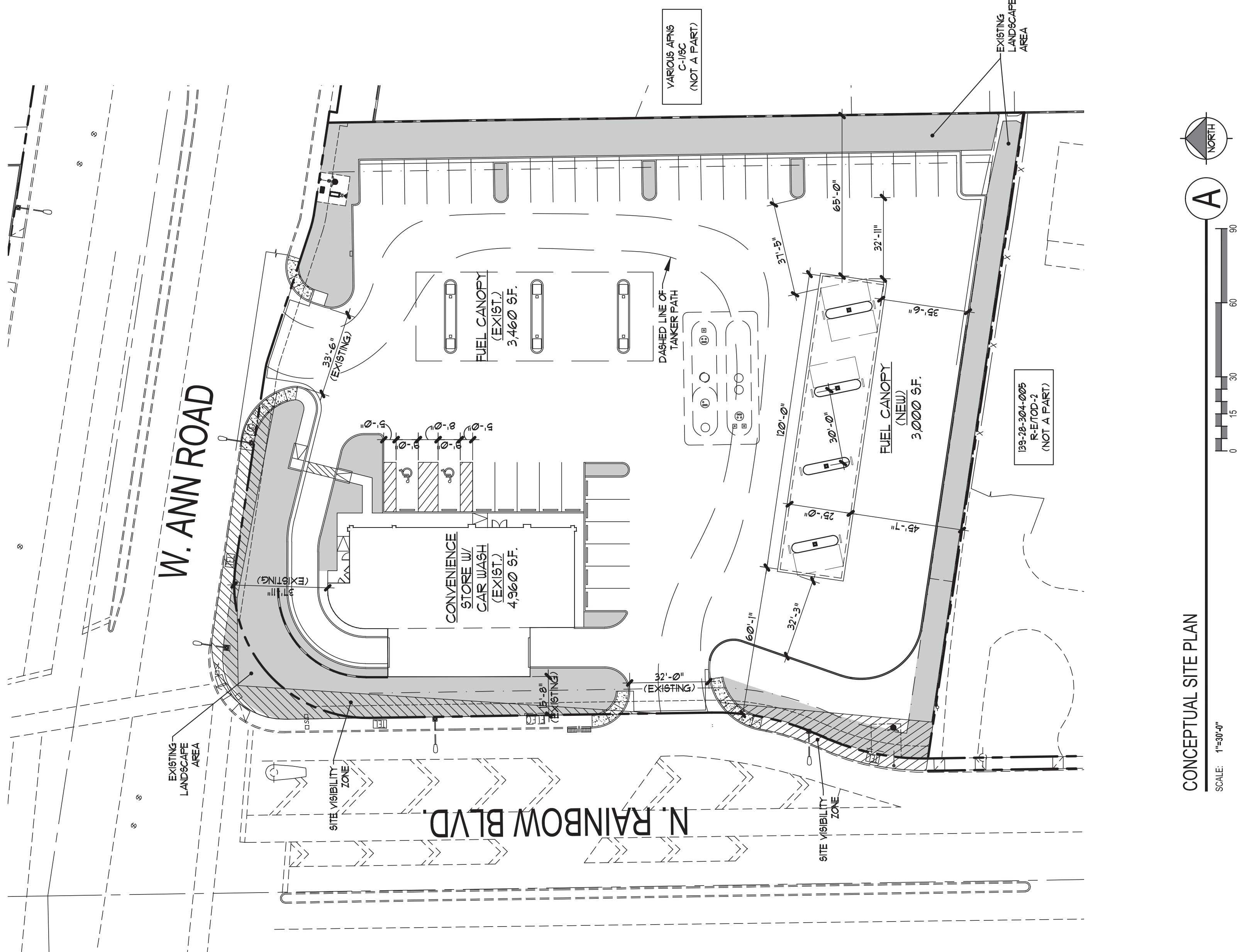
ADDRESS:

5590 N. RAINBOW BLVD.

LAS VEGAS, NV 89130

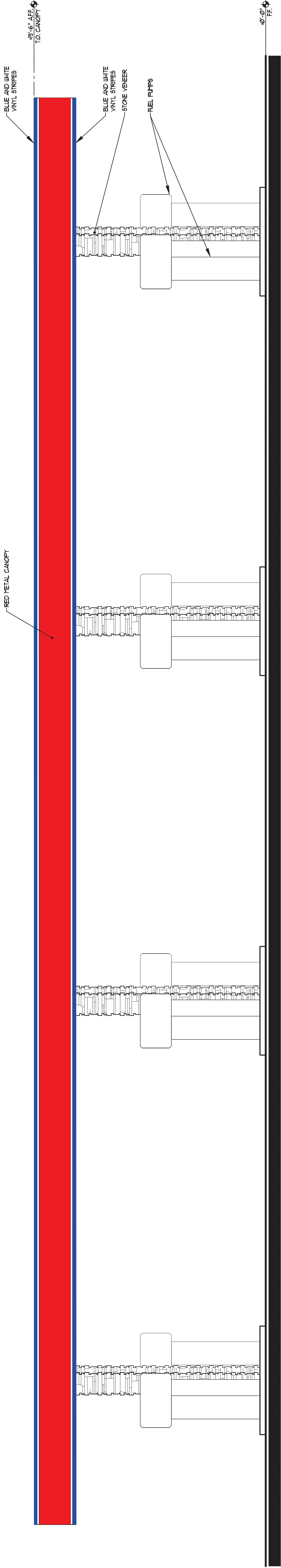
JURISDICTION:

CITY OF LAS VEGAS, NV



TERRIBLE'S

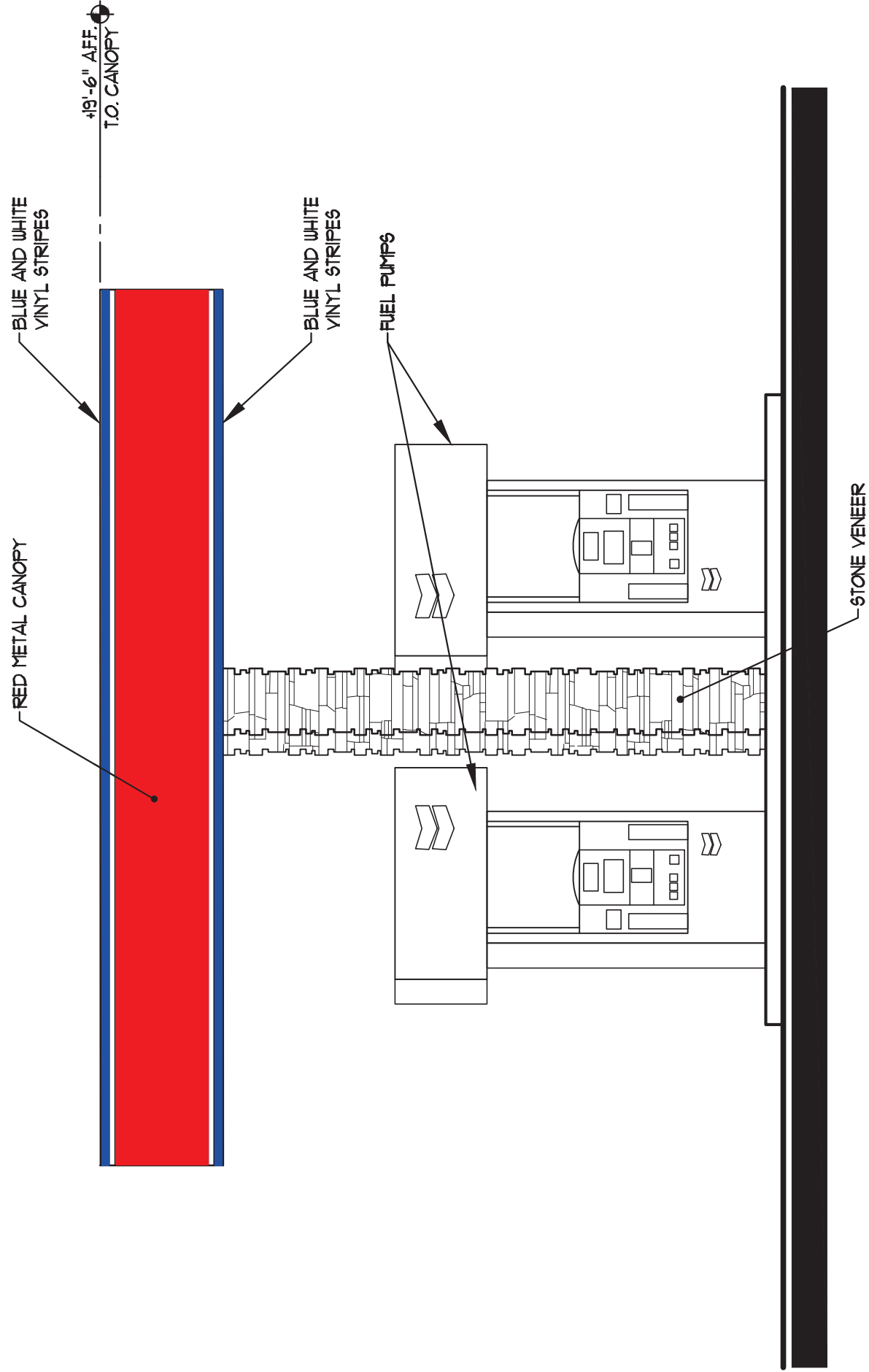
SEC ANN & RAINBOW



EXTERIOR ELEVATION - NORTH AND SOUTH

SCALE: 1/4" = 1'-0"

1



EXTERIOR ELEVATION - EAST AND WEST

SCALE: 1/4" = 1'-0"

2