

# 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

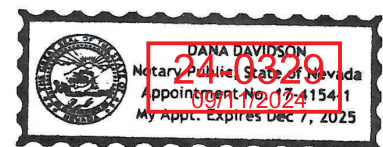
**Print Name** Winway LLC (Raymond Germain)

Subscribed and sworn before me

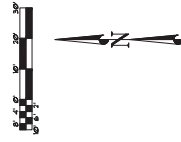
This 15<sup>th</sup> day of August, 2024

Dan Draper NV, Clark

Notary Public in and for said County and State State County







SCALE: 1/16"=1'-0"  
09.25.2024  
24048

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COMING AND GOING FROM THE BUILDING.
3. TREES CANOPIES SHOULD BE NO LOWER THAN 6'-0" AND SHRUBS BUSHES NO TALLER THAN 2'-0" IN HEIGHT IN SIGHT/VISIBILITY ZONE.

LANDSCAPE BASECOURSE

• NEW LANDSCAPE BEDS TO BE PROVIDED AS SHOWN ON PLANS, TREES AND GROUND COVER.

NEW LANDSCAPE BEDS: 1 TO 46 S.F.

% OF SITE COVERED BY LANDSCAPE: LANDSCAPE S.F. / SITE S.F.

All tree sizes to meet or exceed Southern Nevada Regional Planning Coalition (SNRPC) Specifications

Proposed Types	Value
Bure	10
Cubbery	5

*Franklinia x Desert Museum* 20 28

Acacia aneura  
Mulga Acacia

Proposed Blenders and Decarls	Size	Capacity
Boats		

*For manuscript or book review, please email: [Reviews@blackwell-symposium.com](mailto:Reviews@blackwell-symposium.com)*

round ranges

First Indigo Bath

**Bush Lantana**

Desert Russia

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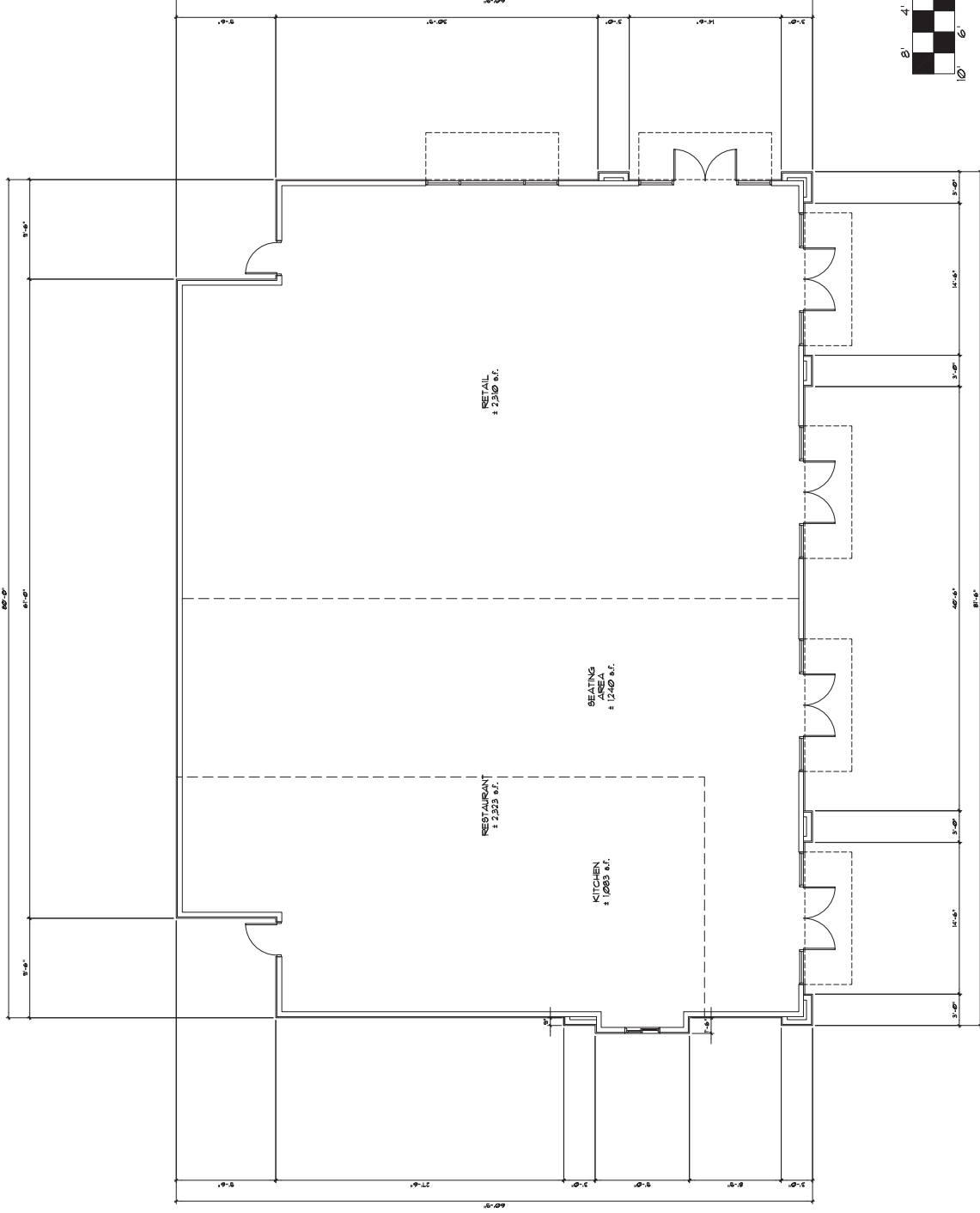
**Item**

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**Proposed Grounds:**

34" Apache Brown' Grave  
(2" Thick Mat.)

15 JULY 2005







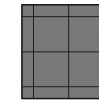
# FLOOR PLAN

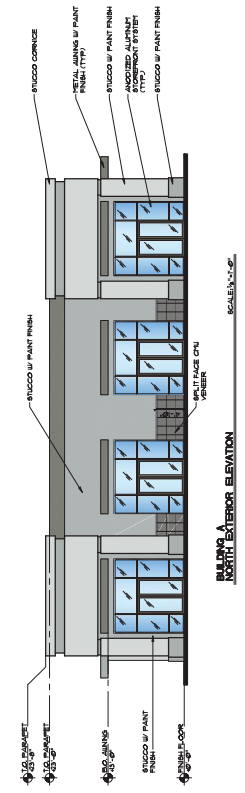
SCALE: 1/4"=1'-0"  
 05.31.2024  
 24048

24-0329  
 09/11/2024

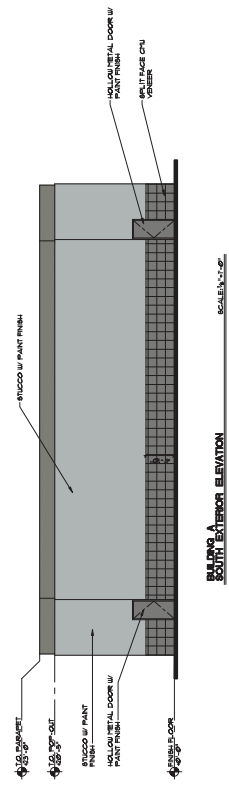
This drawing was prepared by the architect for the owner's use only. It is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the owner or for the results of the construction. The architect's liability is limited to the professional services rendered.



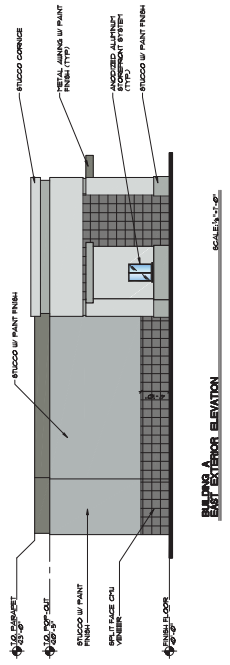
	MEDIUM YELLOW PAINT - ATTITUDE GRAY
	MEDIUM YELLOW PAINT - ATTITUDE GRAY
	MEDIUM YELLOW PAINT - ATTITUDE GRAY
	MEDIUM YELLOW PAINT - ATTITUDE GRAY
	MEDIUM YELLOW PAINT - ATTITUDE GRAY



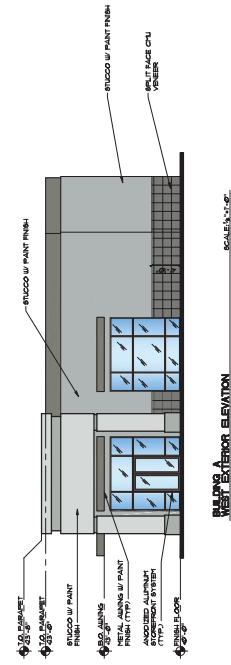
BUILDING A NORTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



BUILDING A SOUTH EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



BUILDING A EAST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"



BUILDING A WEST EXTERIOR ELEVATION SCALE: 1/8"=1'-0"

# BUILDING A ELEVATIONS

24-0329  
09/11/2024

SCALE: 1/8"=1'-0"  
09.09.2024  
240448

1. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 2. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 3. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 4. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 5. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 6. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 7. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 8. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 9. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.  
 10. The drawings are to be used for the construction of the building shown. The drawings are not to be used for any other purpose.





**APN: 138-15-801-002**

## EXISTING BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"  
09.09.2024  
24048

