

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)

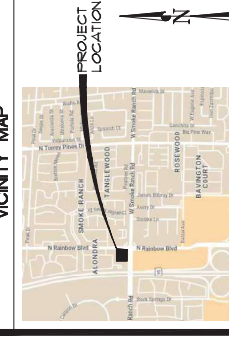
Subscribed and sworn before me

This 15th day of August, 2024

Dan Davidson NV, Clark

Notary Public in and for said County and State State County





SCALE 1/16"=1'-0"
11.13.2024
24048

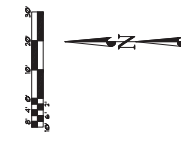
24-0329
1/13/2024

SITE INFORMATION

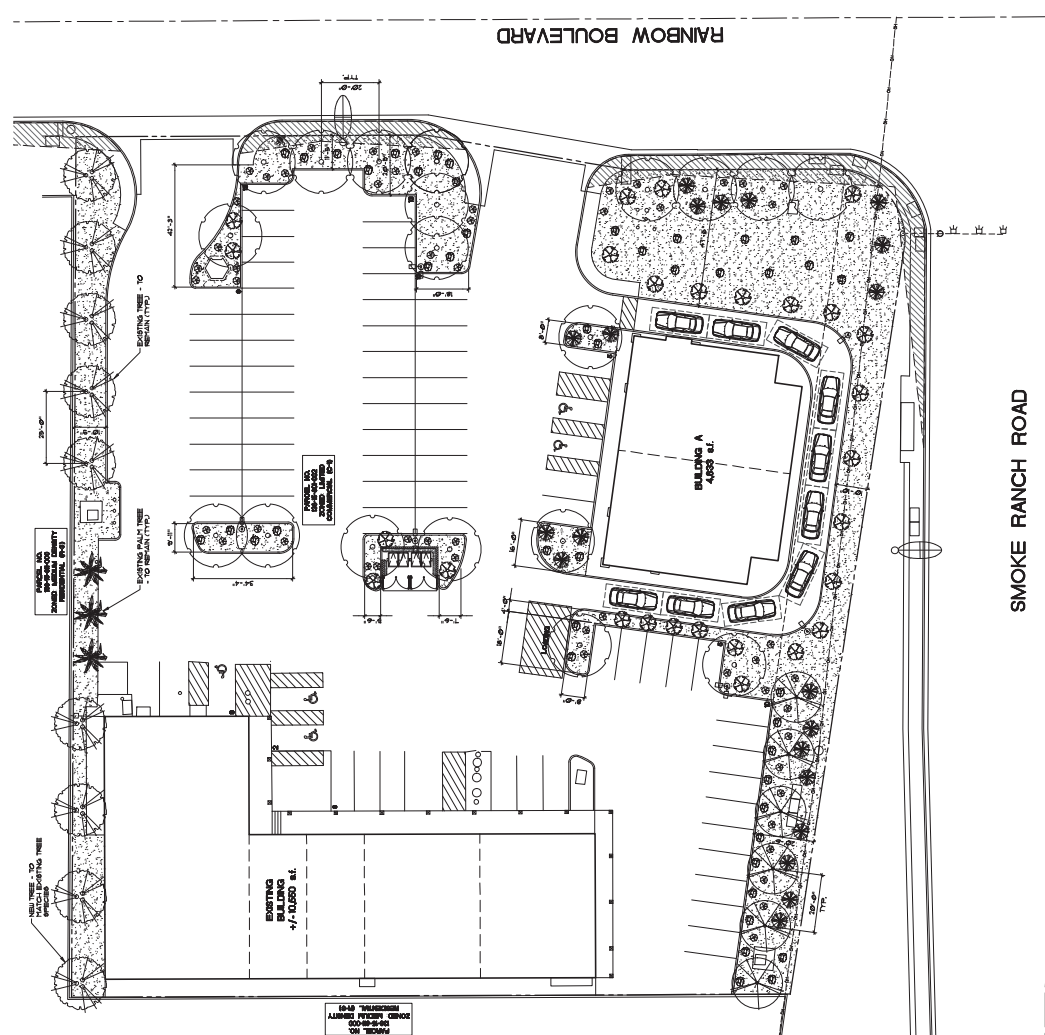
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PARKING CALCULATION

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L1



LANDSCAPE PLAN

SCALE: 1/8"=1'-0"
 09.25.2024
 24048

GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PARKING CORING AND GOING FROM THE BUILDING.
3. LANDSCAPE SHALL BE NO GREATER THAN 4'-0" AND SPREADS SHALL NOT EXCEED 2'-0" IN WIDTH.
4. LANDSCAPE SHALL BE NO GREATER THAN 4'-0" AND SPREADS SHALL NOT EXCEED 2'-0" IN WIDTH.

LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS
 NEW LANDSCAPE SHALL BE PROVIDED AS SHOWN ON THIS PLAN AND
 NEW LANDSCAPE SHALL BE NO GREATER THAN 4'-0" AND SPREADS SHALL NOT EXCEED 2'-0" IN WIDTH.
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 LANDSCAPE SHALL BE NO GREATER THAN 4'-0" AND SPREADS SHALL NOT EXCEED 2'-0" IN WIDTH.

LANDSCAPE LEGEND

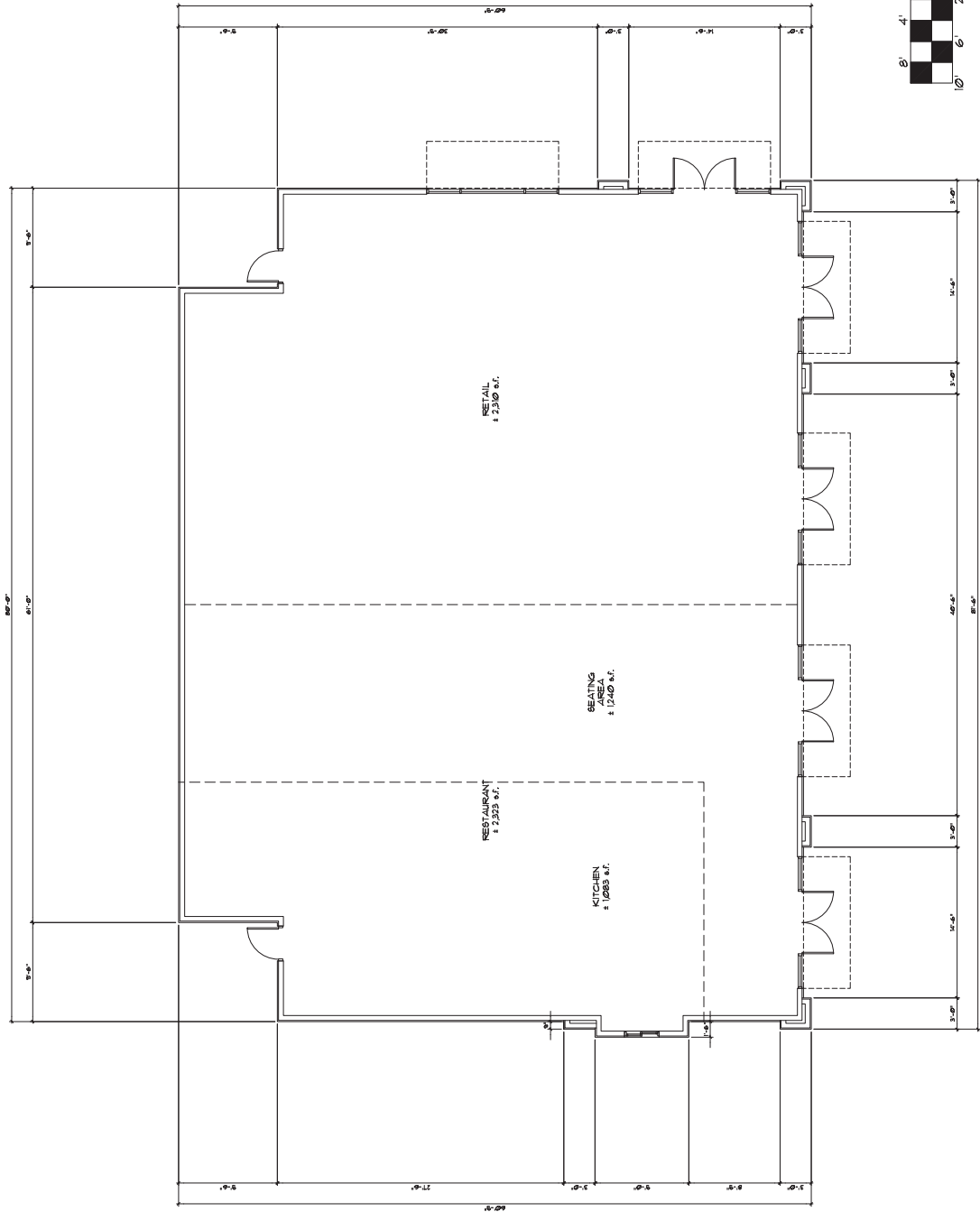
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	Plant 3	20
	Plant 4	20
	Plant 5	20
	Plant 6	20
	Plant 7	20
	Plant 8	20
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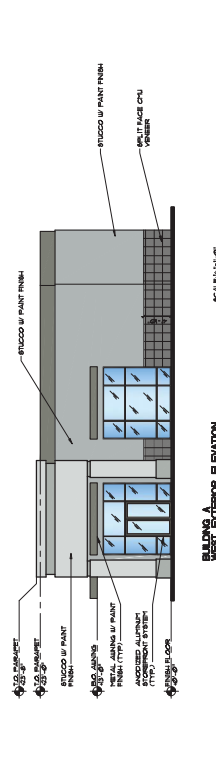
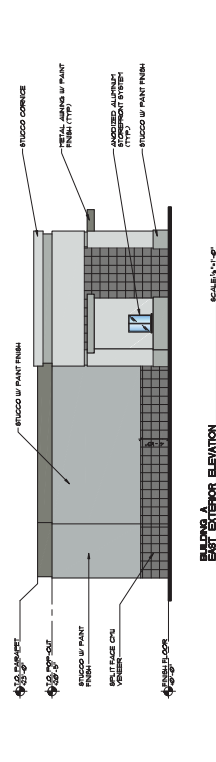
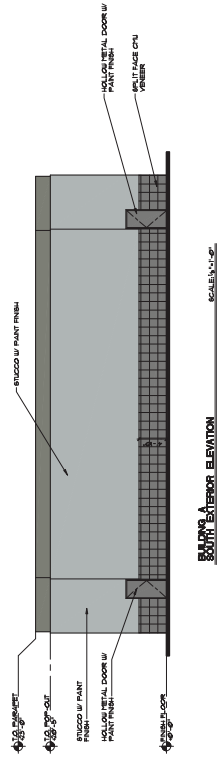
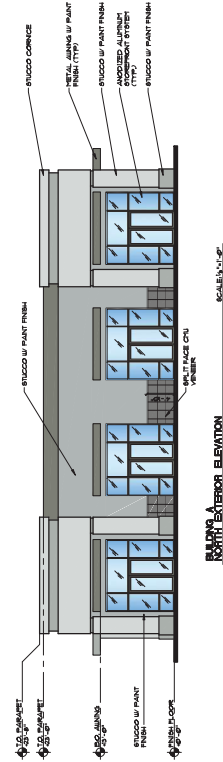
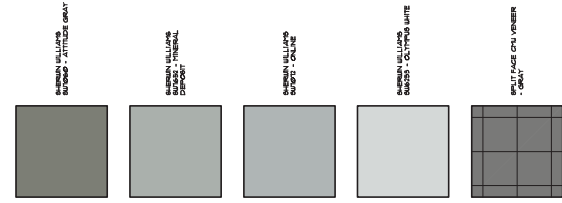


FLOOR PLAN

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

24-0329 09/11/2024





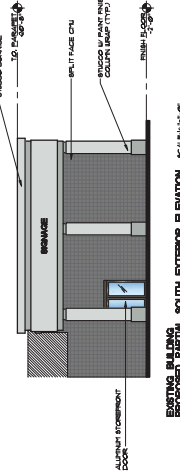
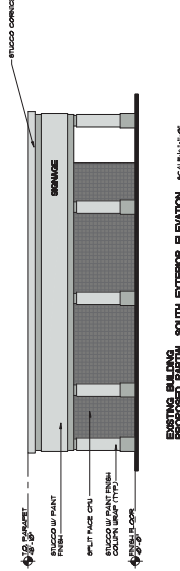
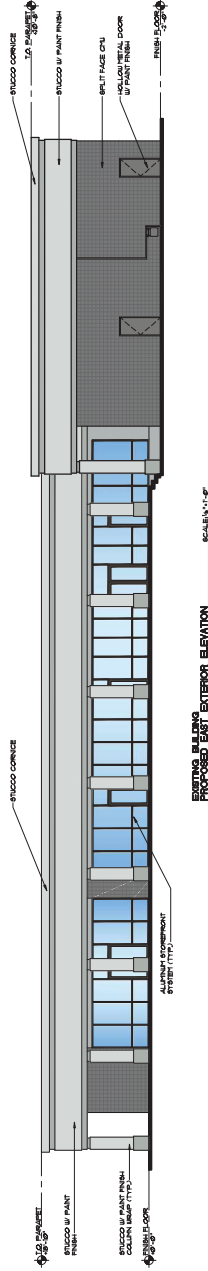
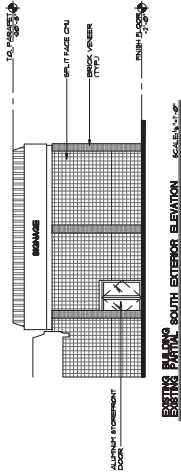
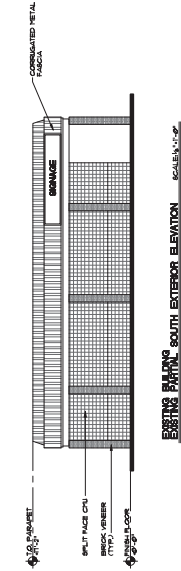
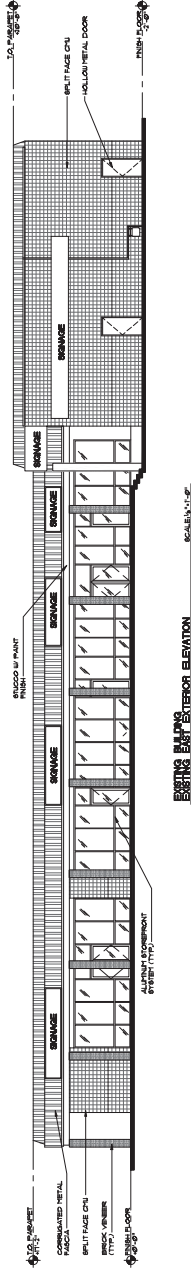
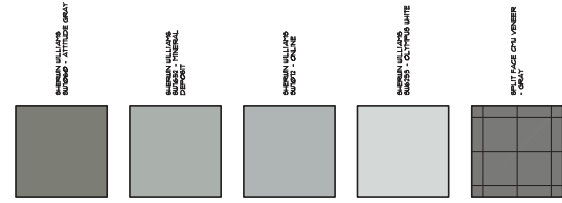
NWC SMOKE RANCH & RAINBOW

APN: 138-15-801-002

A2.1

SCALE: 1/8"=1'-0"
09.09.2024
24-0329

BUILDING A ELEVATIONS



NWC SMOKE RANCH & RAINBOW

APN: 138-15-801-002

A2.2

EXISTING BUILDING ELEVATIONS

24-0329
09/11/2024

SCALE 1/8"=1'-0"
09.09.2024
24046