

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

Don D... NV, Clark

Notary Public in and for said County and State state county





SCALE: 1/16"=1'-0"
01.16.2025
24048

24-0329 01/21/2025

APN: 136-B-867-002
ZONING: LIMITED COMMERCIAL (C-1)
SITE AREA:
+ 81,000 SF ± 15% APPROX.

BUILDING FOOTPRINT:	
EXISTING BUILDING BUILDING A:	± 10,550 s.f. ± 3,978 s.f.
TOTAL BUILDING FOOTPRINT:	± 14,569 s.f.
% OF SITE COVERED BY BUILDING:	
BUILDING FOOTPRINT s.f. / PROPERTY s.f.	

BUILDING A (RETAIL)	± 16-48 A.F.
BUILDING B (RESTAURANT)	± 271 A.F.
EXISTING BUILDING (MARKETA)	± 2,000 A.F. (12 99-ACES REQUIRED)
EXISTING BUILDING (RESTAURANT)	± 2,000 A.F. (78 99-ACES REQUIRED)
EXISTING BUILDING (RESTAURANT)	± 3,000 A.F. (10 99-ACES REQUIRED)
EXISTING BUILDING (FOOD COURT)	± 3,000 A.F. (10 99-ACES REQUIRED)
EXISTING BUILDING (TAVERN)	± 4,500 A.F. (40 99-ACES REQUIRED)
REGULATED PARKING	

RETAIL PER TB OF.

16-49 S.F. / 115 S.F. • 9-02 • 10 SPACES
RESTAURANT; 1 PER 50 S.F. OF PUBLIC EATING OR WAITING AREA •
1 PER 100 S.F. OF REMAINING GROUND FLOOR AREA

LAST A.J. / 200 A.J. = 6.95 = 7 SPACES
TOTAL REQUIRED PARKING: 17 SPACES
REQUIRED ACCESSIBLE PARKING PER TABLE 119.0000D)

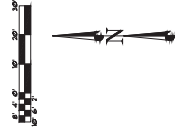
5 SPACES PER 101 TO 500 TOTAL PARKING SPACES REQUIRED
PROVIDED ON-SITE PARKING:
STANDARD SPACES: 63 SPACES

CONTACT SPACES: 1 SPACE
ACCESSIBLE SPACES: 2 SPACES (1 CAR # 1 VAN)

EXISTING STANDARD SPACES: 10 SPACES
EXISTING ACCESSIBLE SPACES: 3 SPACES (2 CAR # 1 VAN)

TOTAL SPACES	75 SPACES
VICINITY MAP	

[illegible]



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"
01.16.2025
24048

GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS CORING AND GOING FROM THE BUILDING.
3. TREE CANOPIES SHOULD BE NO LOWER THAN 6'-0" AND SURFACES NO TALLER THAN 7'-0" IN HEIGHT IN SIGHT VISIBILITY ZONE.

LANDSCAPE CALCULATIONS

LANDSCAPE BREAKDOWN

- NEW LANDSCAPE BEGINS TO BE PROVIDED AS MAINTENANCE LANDSCAPE 4/1/2025

NEW LANDSCAPE BEGINS 10,000 S.F.

S.O.C SITE COVERED BY LANDSCAPE

LANDSCAPE S.F. / SITE S.F.

10,000 S.F. / 8,000 S.F. = 75% + 25%

LANDSCAPE LEGEND

All you need to meet or exceed Southern Nevada Regional Planning Council

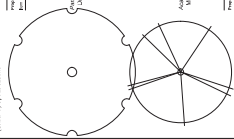






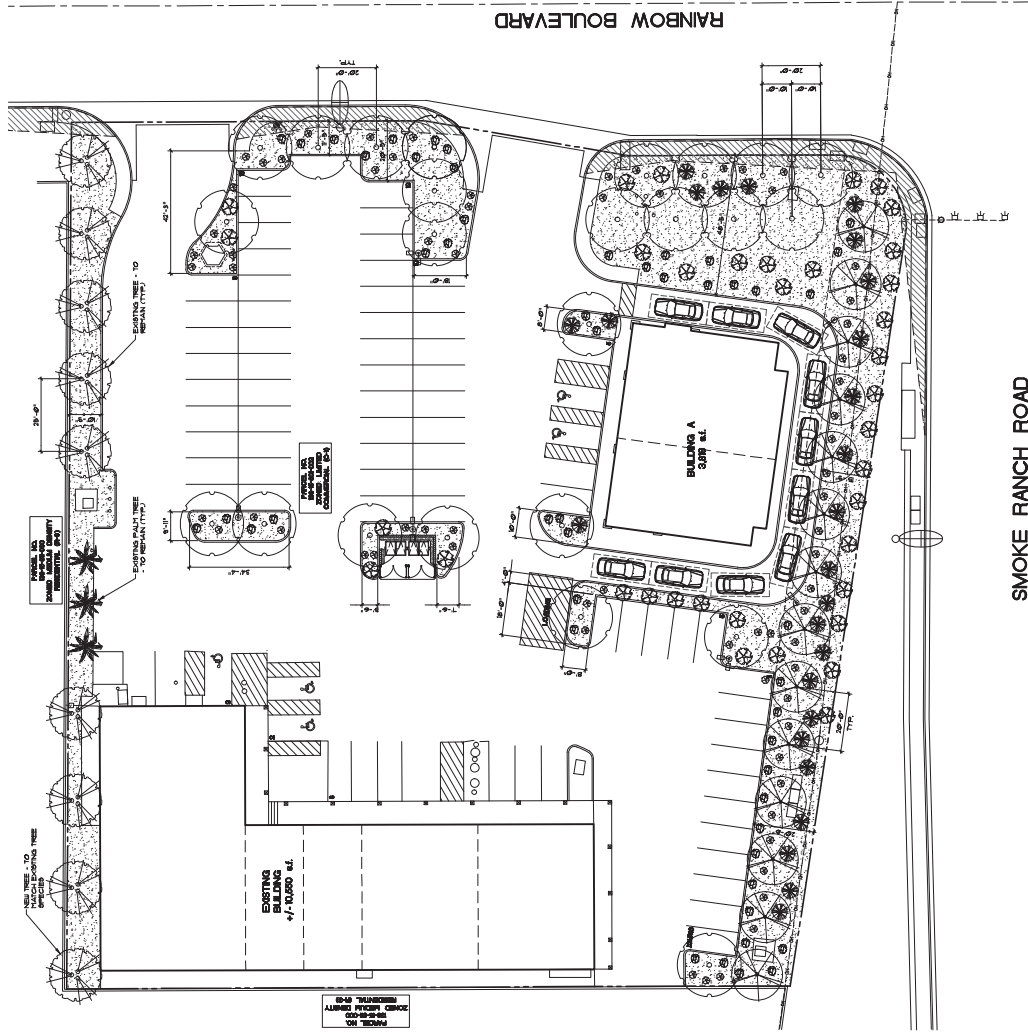
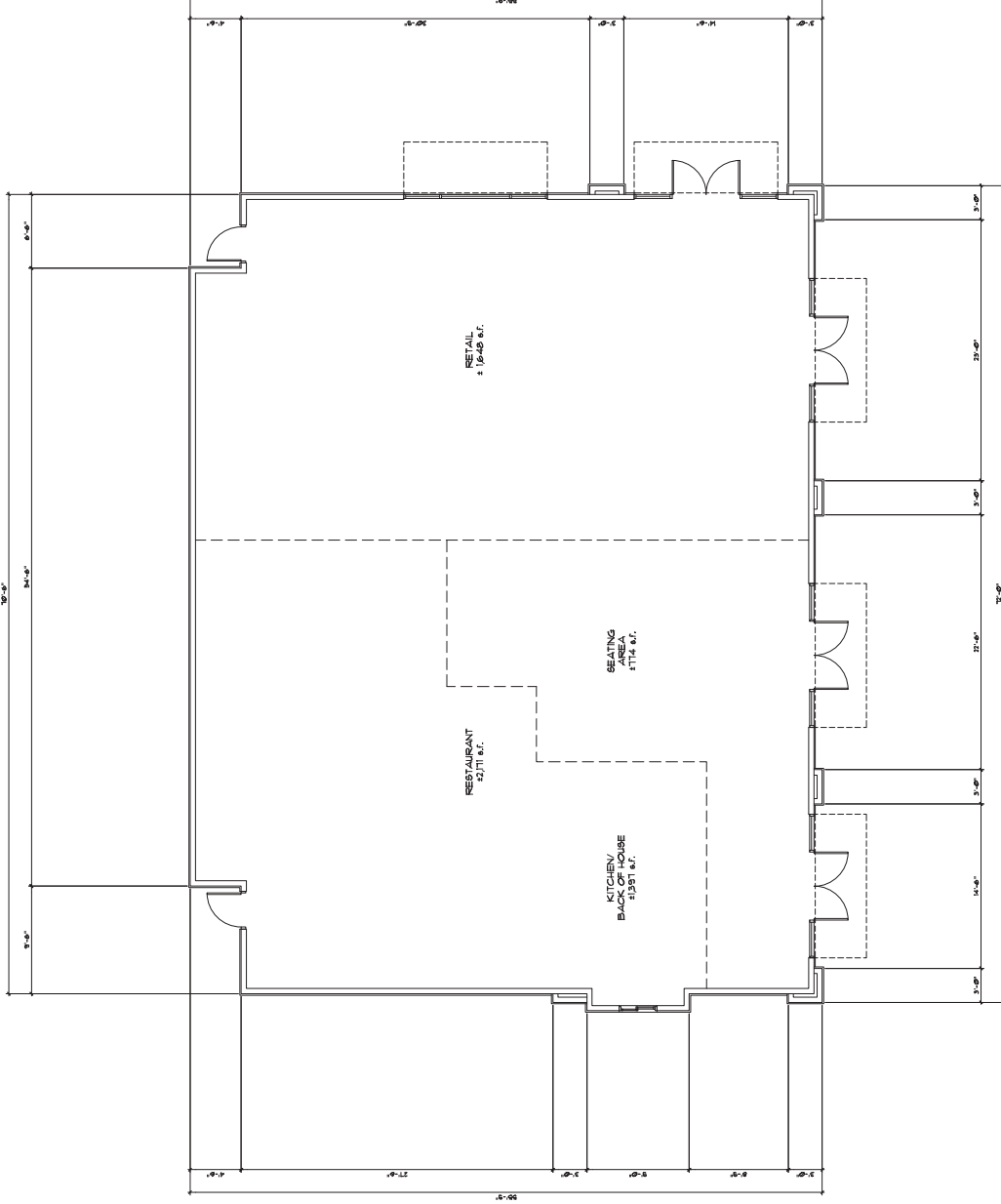


Image	Prevalent Diseases and Disorders	Size	Quantity
	Leiomyosarcoma of the uterus Tumors of the uterus	5 gal	50
	Ovarian polyps Polyps of the ovary	5 gal	20
	Lactation mastitis Mastitis of the breast	5 gal	70
	Abuse of the breast Ductal carcinoma	5 gal	50
	Prevalent diseases and disorders	Size	Quantity
	34" Square Brown Glass	34"	10,000 sq. ft.





A1



FLOOR PLAN

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

24-0329
01/21/2025

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