



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) SDR

Project Address (Location) 5620 N Rainbow

Project Name Gas Station with Convenience Store **Proposed Use** Commercial

Assessor's Parcel #(s) 125-26-410-007 **Ward #** 6-Fiore

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Rambo Ann LLC **Contact** Nason Khomassi

Address 8708 Spanish Ridge Ave #110 **City** Las Vegas **State** NV **Zip** 89148

E-mail nason@standardnevada.com **Phone** 7036278093

Applicant Nima Khomassi **Contact** Nima Khomassi

Address 8708 Spanish Ridge Ave #110 **City** Las Vegas **State** NV **Zip** 89148

E-mail nima@standardnevada.com **Phone** 7022904163

Representative John Curran **Contact** _____

Address 985 White Drive #100 **City** Las Vegas **State** NV **Zip** 89119

E-mail john@dapperdevelopment.com **Phone** 7023497002

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

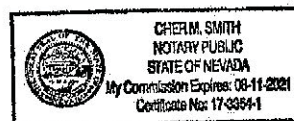
Print Name Nason Khomassi

Subscribed and sworn before me

This 15th day of October, 2020

Notary Public in and for said County and State

21-0320
06/02/2021

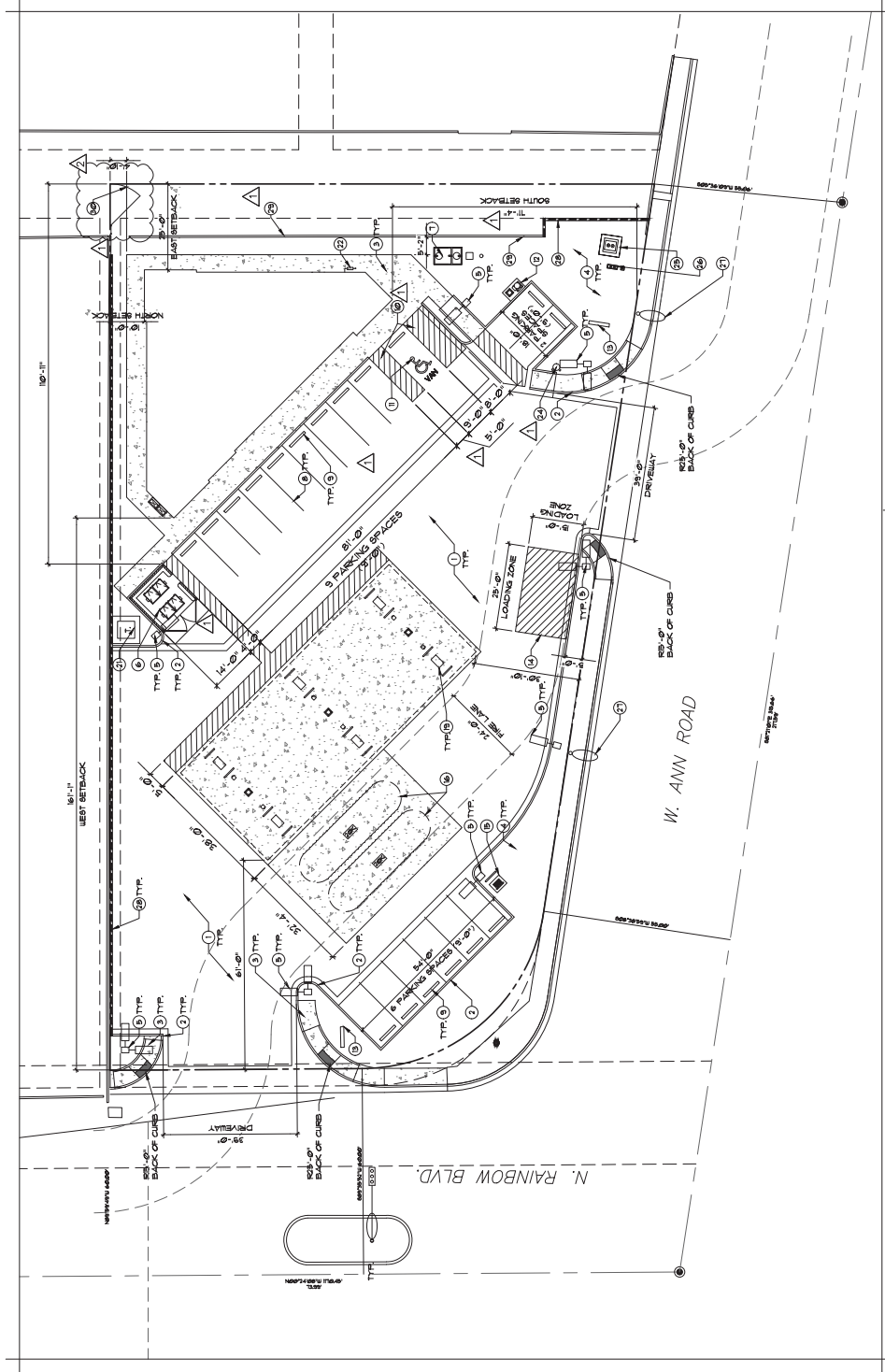


PARKING CALCULATIONS

GROSS SF. 4'-1360 SQ. FT.
REQUIRED PARKING PER TABLE 12.4.2.4-4.
CONVENIENCE FOOD STORE WITH GAS PUMPS, 1 PER 300 SQ. FT.
2360 SQ. FT. / 300 SQ. FT. = 7.86 SPACES
REQUIRED ACCESSIBLE PARKING:
1 SPACES PER 1 TO 25 TOTAL PARKING SPACES PROVIDED
PROVIDED ON-SITE PARKING:
STANDARD SPACES: 11 SPACES
ACCESSIBLE SPACES: 1 SPACE
TOTAL SPACES: 12 SPACES

KEYNOTES

1. NEW ASPHALT DRIVEWAY DRAWINGS FOR DETAILS.
2. NEW CIVIL DRAWINGS FOR DETAILS.
3. NEW CONCRETE SLAB/DECK/PAVEMENT DRAWINGS FOR DETAILS.
4. NEW CONCRETE AREA DRAWINGS FOR DETAILS.
5. NEW LANDSCAPE AREA DRAWINGS FOR DETAILS.
6. NEW SHIELDED TOWN-LIGHT LIGHT FIXTURES FOR DETAILS.
7. NEW ELECTRICAL DRAWINGS FOR DETAILS.
8. NEW TRAIL ENCLOSURE.
9. NEW GREASE INTERCEPTION.
10. NEW PLUMBING DRAWINGS FOR DETAILS.
11. NEW PARKING STRIPES.
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SITE PLAN



1/8"=1'-0"

Project	NEW GREY SHELL AT 6820 N. RAINBOW BLVD.
Sheet Title	SITE PLAN
Drawn By	JVM
AS SHOWN	Date 11/20/2018
Checked By	S.L.C.
CLV BUILDING DEPARTMENT	CLV BUILDING DEPARTMENT
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AS1.1

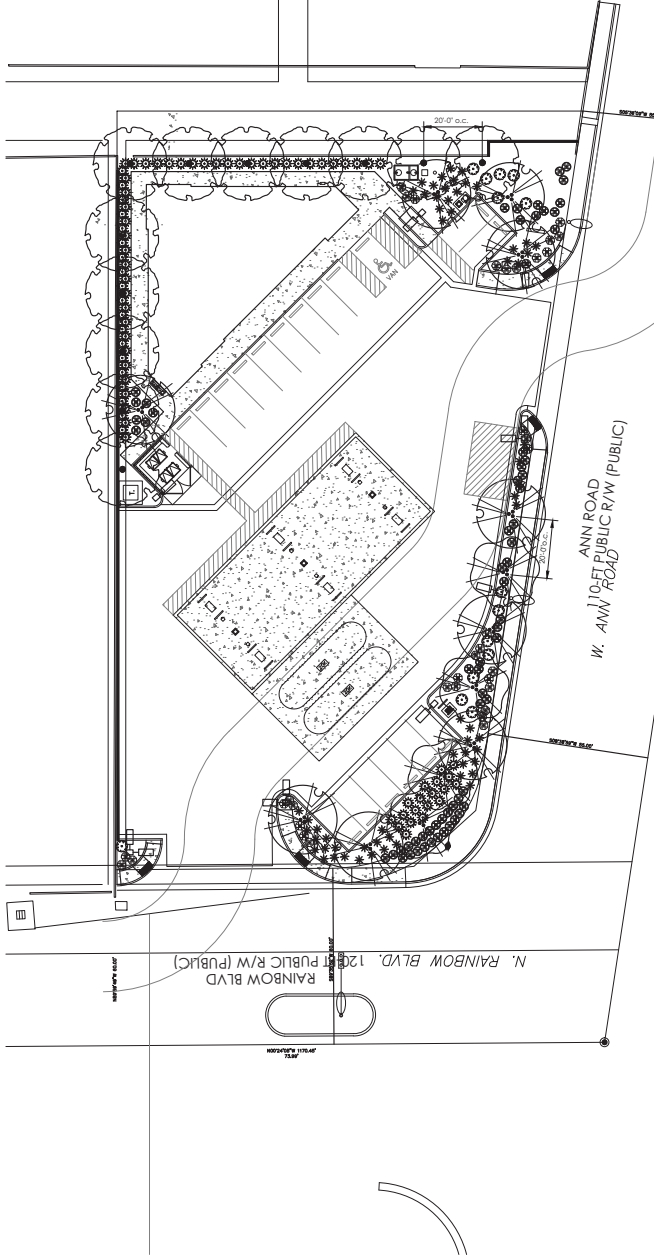
Project No. 18009

Consultants

SCA design
2680 St. Rose Parkway, Ste. 306
Henderson, Nevada 89074
T 702.778.2020 F 702.289.8673



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PLANT SCHEDULE

BUSINESS NAME	BOTANICAL COMMON NAME	SIZE	QTY
QUERCUS VIRENANA HERITAGE / HERITAGE SOUTHERN LIVE OAK	24" WOX	STANDARD TRUNK	12
PANICUM VAGANS DESERT MUSEUM / DESERT TALLGRASS PALM VORSE	30" WOX	MULTI TRUNK	9
PROSOPIS GLANDULOSA VAMEROCK / TM / HONEY MESQUITE	30" WOX	MULTI TRUNK	4
BOTANICAL COMMON NAME	SIZE	FIELD	QTY
LANTANA X NEW GOLD / NEW GOLD LANTANA	5 GAL		36
LEUCOPHYLLUM X HEAVENLY CLOUD / HEAVENLY CLOUD RANGER	5 GAL		14
ROSMARINUS OFFICINALIS PROSTRATUS / DWARF ROSEMARY	5 GAL		64
BOTANICAL COMMON NAME	SIZE	FIELD	QTY
DAVIDSON WHEELER / GREY DESERT SPOON	5 GAL		80
HEPHERALCE PARVIFLORA / RED YUCCA	5 GAL		80

GENERAL NOTE

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A GUIDE ONLY.
2. CONTRACTOR TO OWE 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 VARIETY, ETC.
4. PLANT MATERIAL TO BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE DESIGN SPECIFICATIONS. THE PROJECT MAY REQUIRE WEED TREATMENT AND/OR THINNING OUT AT A LATER DATE.
5. PLANT AND HARDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN SITE VISIBILITY ZONES.
6. PLANT TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SUBWALK, STREET, OR PUBLIC UTILITY TO BE PLANTED WITHIN 5 FEET OF THE PERIMETER. PLANT MATERIAL TO BE PLANTED IN A MANNER THAT REDIRECTS ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM.
7. DECORATIVE GRANITE GROUND COVER 3/4" SCREENED COLOR "CAPIUCCINO GOLD" 2" DEPTH TYPICAL IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR TO MATCH EXISTING DEVELOPMENT DECORATIVE ROCK AT APPLICABLE.
8. PLANT MATERIALS, METHODS, AND SPECIFICATIONS SHALL BE REFERRED TO ALL APPROVED ELEVATIONS, SECTIONS, AND FINISHES.
9. THE DATA INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. EXACT LOCATIONS, DISTANCES, LEVELS, AND OTHER WILL BE GOVERNED BY THE BUILDING. USE THE DRAWINGS AND SPECIFICATIONS FOR GUIDANCE AND SECURE THE OWNER'S APPROVAL OF ALL CHANGES IN ADVANCE.
10. ALL WORK MATERIALS, METHODS, AND SPECIFICATIONS SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
11. CONTRACTOR OR SUB-CONTRACTOR COVERING ANY OR ALL TRADES SHALL NOTIFY BUILDING OWNER OR GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
12. NO DEVIATIONS FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.
13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.



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Call before you Dig
OVERHEAD
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ALL PLANS, DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF VANGSON CONSULTING LLC. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF VANGSON CONSULTING LLC IS STRICTLY PROHIBITED. THE VANGSON CONSULTING LLC.

0 20 40 60 Feet

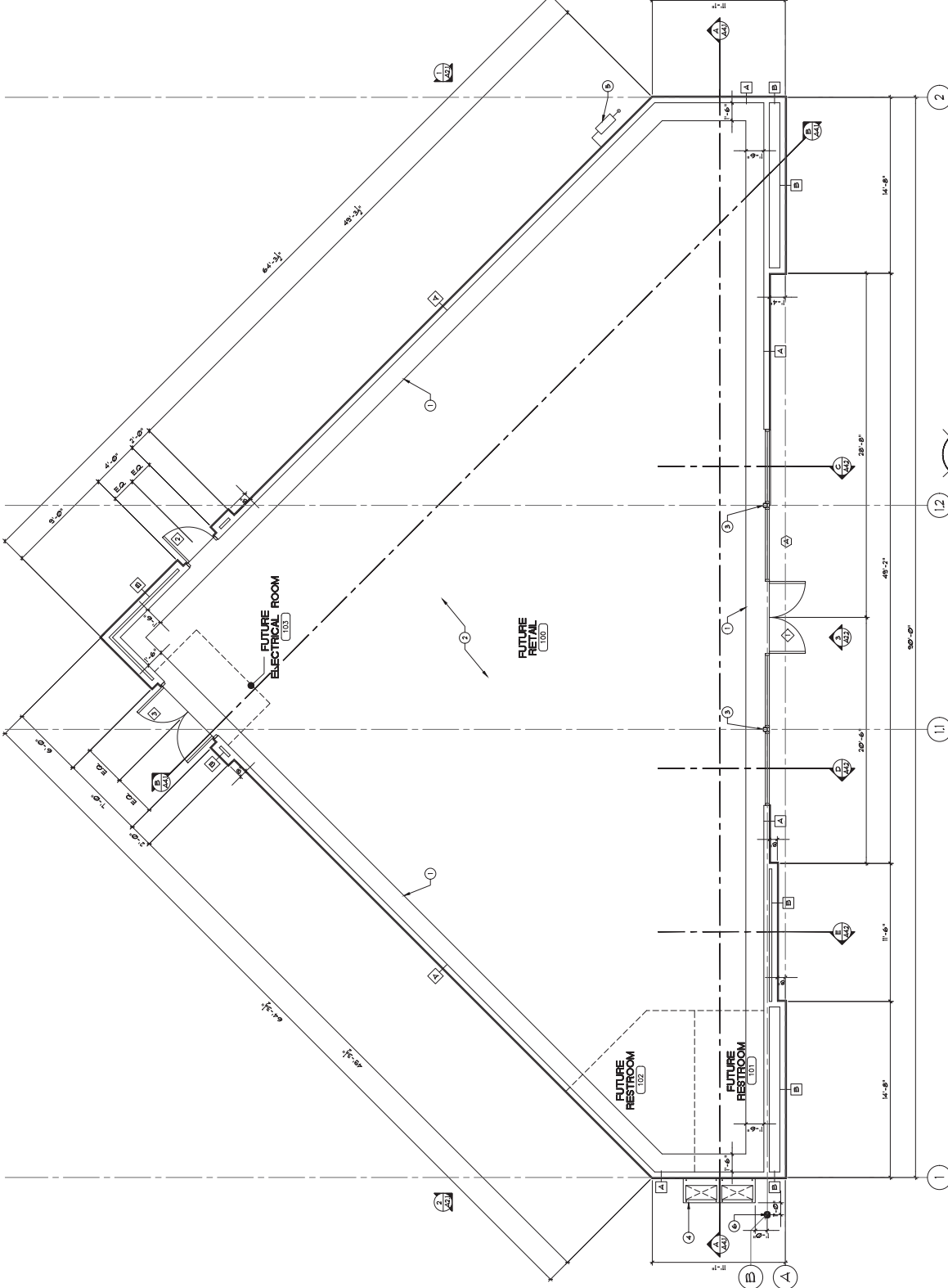
1" = 20'



SCA design

 PLEASE RECYCLE
<div style="text-align: right;">Consultants</div>

FLOOR PLAN



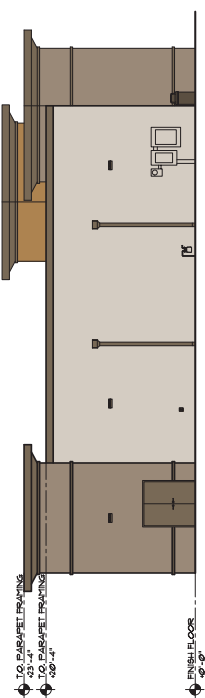
KEYNOTES

- SEE NOTES, BELOW APPLY ONLY TO THIS SHEET.
1. CONCRETE POUR STRIPS.
- SEE STRUCTURAL DRAWINGS.
 2. EXPOSED GRADE.
- PREP AREA FOR FUTURE CONCRETE SLAB.
 3. STEEL COLUMN.
- SEE STRUCTURAL DRAWINGS.
 4. ELECTRICAL SWITCHGEAR.
- SEE ELECTRICAL DRAWING FOR DETAILS ONLY.
 5. GAS METER.
- SEE ELECTRICAL DRAWINGS.
 6. 64.5 FEET.
- BACON FOR REFERENCE ONLY.
- SEE CIVIL AND PLUMBING DRAWINGS.
 7. NEW TRADING BOLLARD.
- SEE DETAIL 29/A/3.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL &

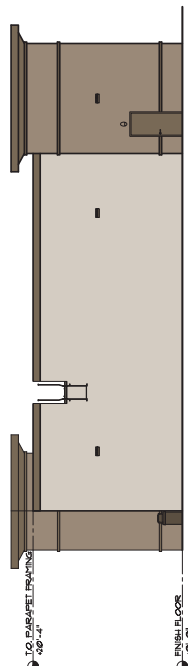
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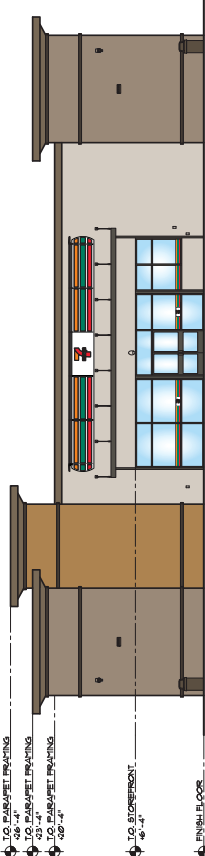
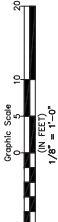
NORTH
EXTERIOR ELEVATION

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



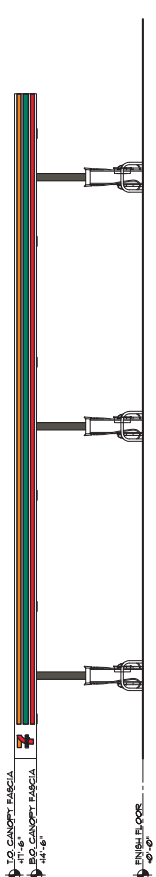
EAST
EXTERIOR ELEVATION

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



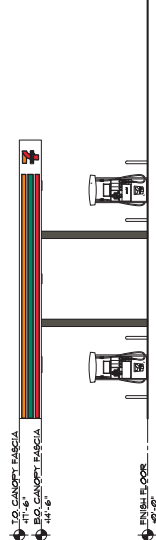
SOUTH
EXTERIOR ELEVATION

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



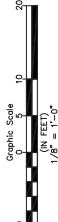
FRONT/REAR CANOPY
EXTERIOR ELEVATION

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



SIDE CANOPY
EXTERIOR ELEVATION

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



- URBANE BRONZE SW-7048
- TAVERN TAUPE SW-7508
- SUPERIOR BRONZE SW-6152
- POPULAR GRAY SW-6071
- CHAMOIS SW-6131

Department of Planning Stamp