



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 Plan Review, Special Use permit

Project Address (Location) 5640 N. Rainbow Blvd, Las Vegas, NV 89130

Project Name Tavern at Rainbow and Ann **Proposed Use** _____

Assessor's Parcel #(s) 125-26-410-006 **Ward #** 6

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

Additional Information +/-3,900 square foot tavern building

Property Owner Debra Reoch **Contact** Debra Reoch

Address 5640 N. Rainbow **City** Las Vegas **State** NV **Zip** 89130

E-mail _____ **Phone** 702-306-6608

Applicant Cleveland Welter LLC **Contact** Brian Fike

Address 3960 Howard Hughes Pkwy **City** Las Vegas **State** NV **Zip** 89169

E-mail _____ **Phone** 702-279-7900

Representative Carroll Design Collaborative **Contact** Andrea Carroll

Address 1980 Festival Plaza Drive, Suite 450 **City** Las Vegas **State** NV **Zip** 89135

E-mail andrea@carroll.design **Phone** 720.227.1216

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 Debra Reoch

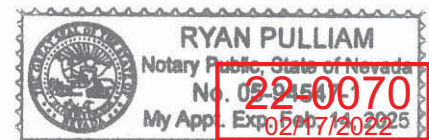
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Debra Reoch

Subscribed and sworn before me

This 12 day of February, 20 22

Notary Public in and for said County and State



SITE DATA

JURISDICTION	CITY OF LAS VEGAS
PARCEL #:	162841006
CURRENT PROPOSED ZONING ASSOCIATION	C-LIMITED COMMERCIAL DISTRICT
CURRENT PROPOSED GENERAL PLAN AMENDMENT	S-C SERVICE COMMERCIAL
SPECIAL USE PERMIT REQUIRED	YES NO X
SITE AREA	+/- 0.79 ACRES
TOTAL BUILDING AREA:	± 60,000 ± 1,000 ± 1
TOTAL FLOORING AREA:	± 60,000 ± 1,000 ± 1
	TOTAL BUILDING + FLOORING =

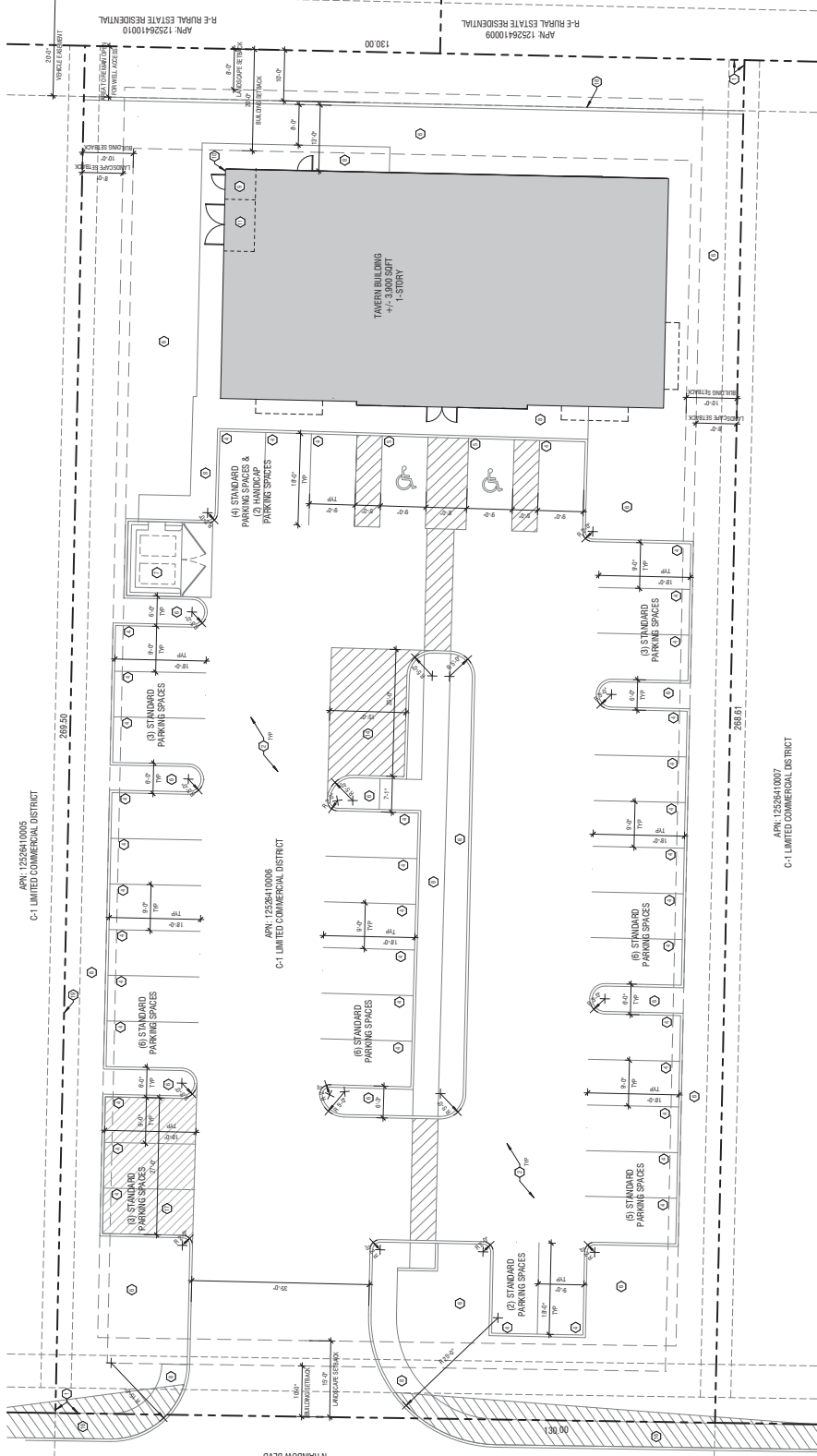
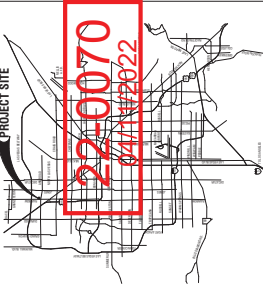
PARKING ANALYSIS

[illegible]

SITE PLAN KEYNOTES

1	NEW APPOINTMENT
2	NEW APPOINTMENT PARKING
3	NEW APPOINTMENT
4	CONCRETE PARKING SPACES
5	VAR ACCESSIBLE HANDICAPPED STAIRS WITH RAMP(S)
6	LANDSCAPE AREA
7	TURF FIELD COURSE
8	SEWER/SLUR
9	PIPE REPAIR ROOM
10	PIPE DEPARTMENT CONNECTION
11	ELECTRICAL ROOM
12	NOTIFIED
13	20' FREELANE
14	CONCRETE DRIVE
15	NOTIFIED
16	SEE COMMENTS
17	REWORK ASH/CONCRETE/PAVING FOR SHOT/PAVING ACCESS TO NEW ESTABLISHED 1/4 ACRE DRIVE
18	CONCRETE DRIVEWAY 12' WIDE

PROJECT VICINITY MAP



APN: 12526410007
C-1 LIMITED COMMERCIAL DISTRICT

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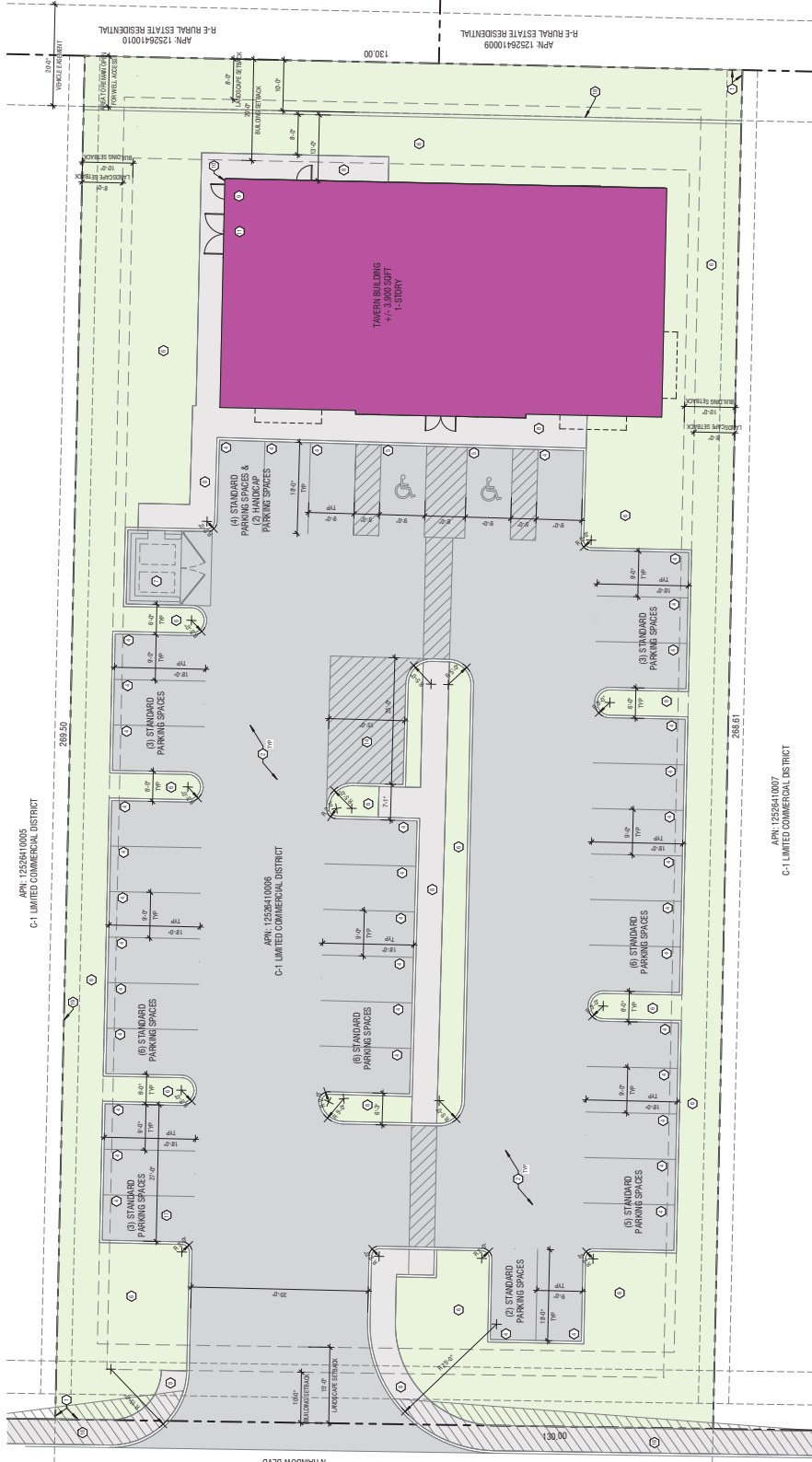
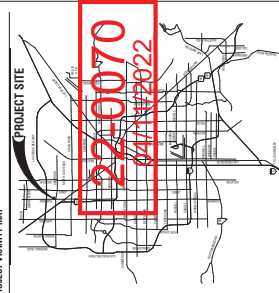
PARKING ANALYSIS

[illegible]

SITE PLAN KEYNOTES

[illegible]



PROJECT VICINITY MAP



APN: 12526410007
C-1 LIMITED COMMERCIAL DISTRICT

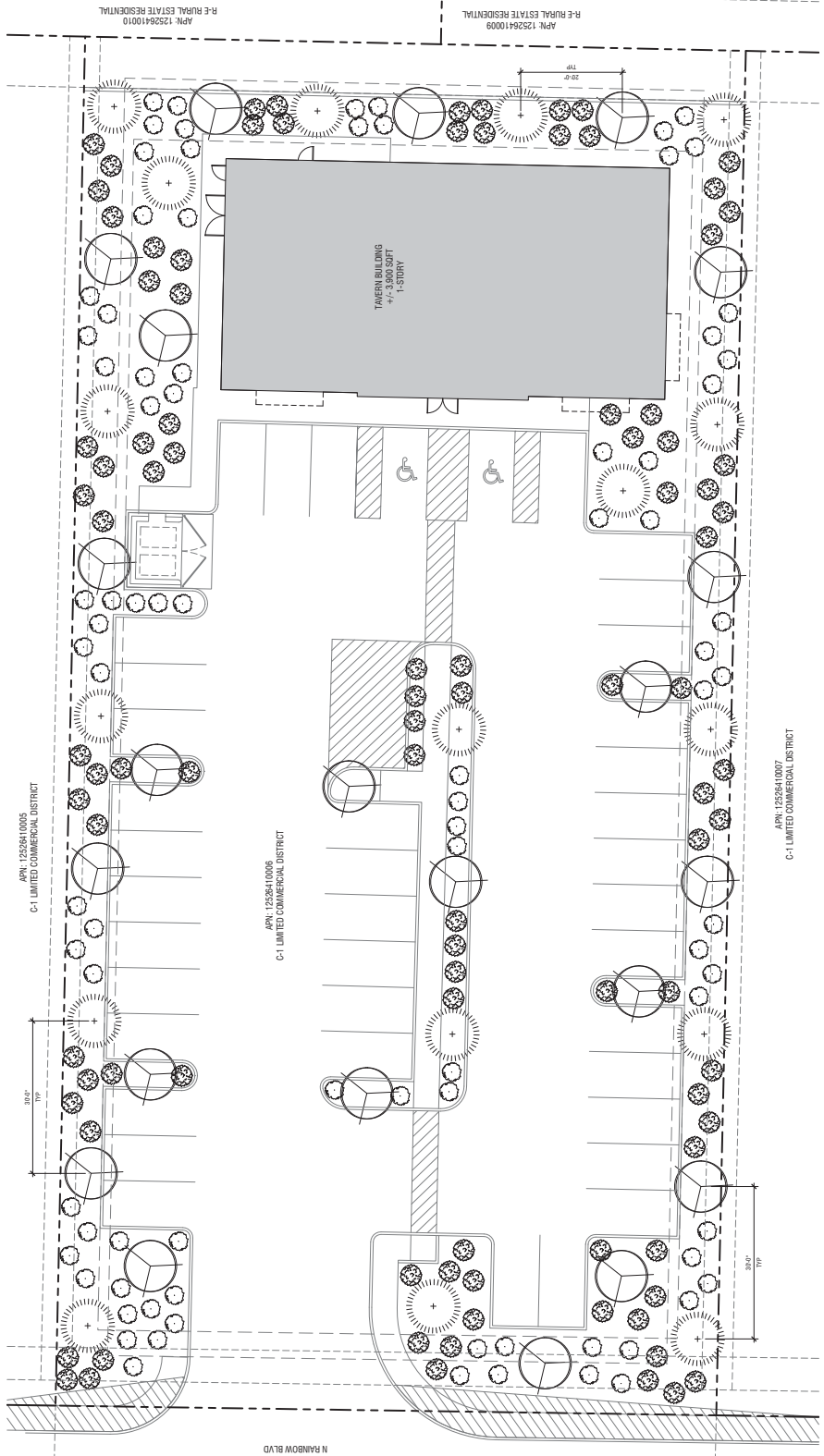
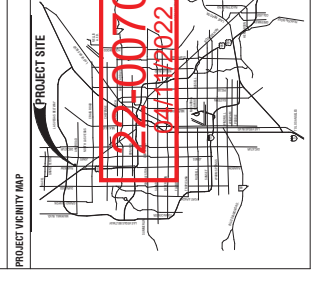


LANDSCAPE LEGEND (TREES)				
SYMBOL	SIZE	CORRELATIVE NAME	BOTANICAL NAME	QUANTITY
	36 INCH HOX	DESERT MOSSY ASH MAGNOLIA	PARSONSIA X MAGNOLIA	17
	36 INCH HOX	DESERT WILLOW	CALYPTRO LEAVES	22

LANDSCAPE LEGEND (SHRUBS)					
SYMBOL	SIZE	HEIGHT	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	2'-0"	DIAMANDA	CHRYSACILIA MEXICANA	88
	5 GALLON	2'-0"	DESERT SAGE	SAVIA DORRII	96

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE SCREENED PALMADO TAN ROCK MULCH IN ALL PLANTING AREAS. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE ROCK MULCH TO THE LANDSCAPE ARCHITECT, ARCHITECT OR OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THERE ARE TO BE NO BARE AREAS WITHOUT ROCK MULCH. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.



Tavern on Rainbow
& ANN

Project Name

No.	Date	Description
1	12 APR 2022	ENTITLEMENT PACKAGE

21-021

Project Number

FLOOR PLAN

22-0070

05/09/2022

ENT 1.101

Project Name

The floor plan diagram illustrates the layout of the first floor. It features a large central dining area with several clusters of tables and chairs. To the right, there is a kitchen area with a service counter and a menu board. Adjacent to the kitchen are restrooms, including a men's restroom, a women's restroom, and a single-stall restroom. There are also several smaller dining areas and a bar area. The plan includes various labels for different sections and furniture, such as 'Dining', 'Kitchen', 'Restroom', 'Bar', and 'Menu'. The layout is designed to provide a functional and comfortable environment for patrons.

1 | FLOOR PLAN

0 2 4

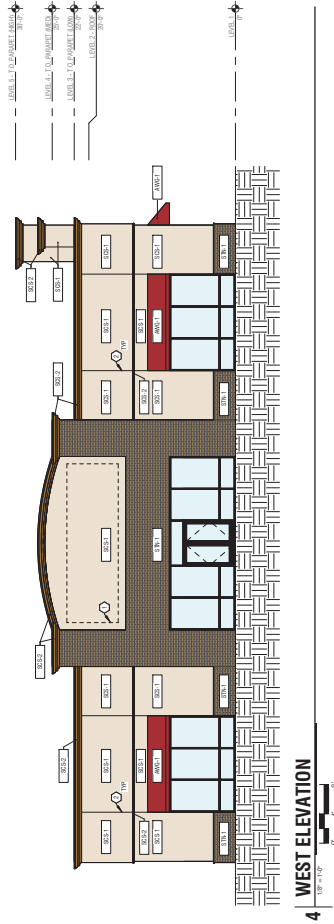
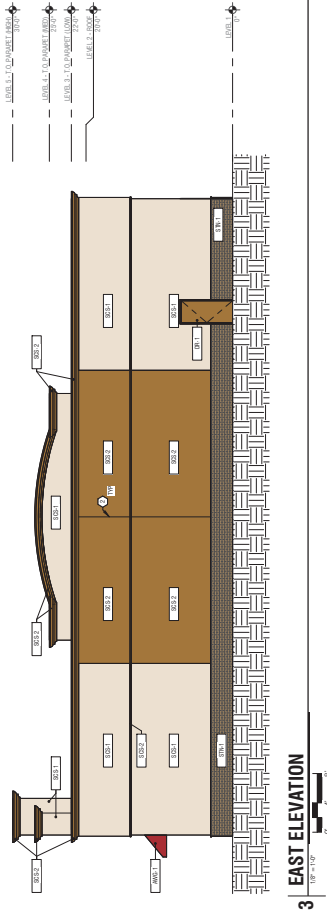
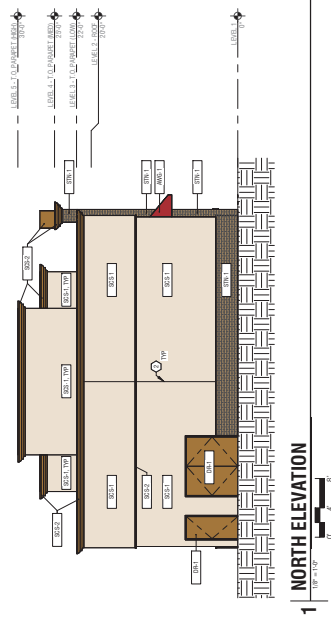
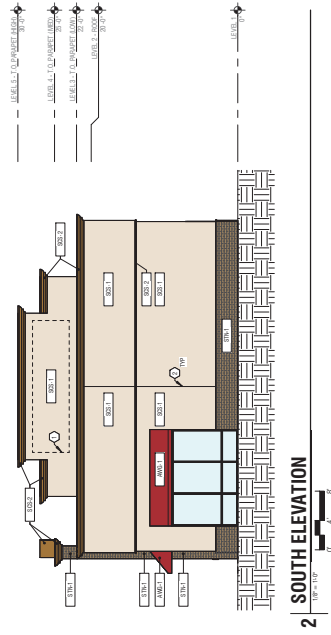
22-0070
04/11/2022

EXTERIOR FINISH LEGEND

[illegible]

EXTERIOR ELEVATION KEYNOTES

- | REMARKS | |
|---------|---------------------------------|
| 1 | SIGNATURE UNDER SEPARATE PERMIT |
| 2 | REFUSE |



Materials can be found on exterior elevations

22-0070
02/17/2022