



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-60977** APN: 125-35-101-001 #002

Name of Property Owner: Rainbow Ann (I), LLC

Name of Applicant: Michael Montandon, managing member

Name of Representative: RICHARD GALLEGOS

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): _____

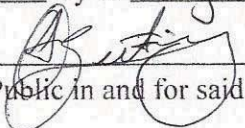
APN: _____

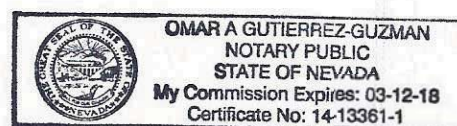
Signature of Property Owner: 

Print Name: Michael Montandon

Subscribed and sworn before me

This 25th day of August, 20 15


Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment, Rezoning, Use Permits, SDR
 Project Address (Location) S/E corner of Ann and Rainbow
 Project Name Ann and Rainboe Commercial Proposed Use Commercial
 Assessor's Parcel #(s) 125-35-101-001, 125-35-101-002 Ward # 4
 General Plan: existing DR proposed SC Zoning: existing RE proposed C1
 Commercial Square Footage 12,152 sf Floor Area Ratio n/a
 Gross Acres 1.64 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Rainbow Ann (I) LLC Contact Mike Montandon
 Address 719 Oakbridge Court Phone: (702) 327-5927 Fax: _____
 City North Las Vegas State Nevada Zip 89032
 E-mail Address montandon@cox.net

APPLICANT Rainbow Ann (I) LLC Contact Mike Montandon
 Address 719 Oakbridge Court Phone: (702) 327-5927 Fax: _____
 City North Las Vegas State Nevada Zip 89032
 E-mail Address montandon@cox.net

REPRESENTATIVE Pacific Design Concepts Contact Richard Gallegos
 Address 6725-5 S. Eastern Avenue Phone: (702) 524-0054 Fax: (702) 650-6260
 City Las Vegas State Nevada Zip 89118
 E-mail Address richardg@pacdesignconcepts.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Michael Montandon

Subscribed and sworn before me

This 25th day of August, 20 15.

[Signature] State of Nevada, County of Clark

Notary Public in and for said County and State



OMAR A GUTIERREZ-GUZMAN
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 03-12-18
 Certificate No: 14-13361-1

FOR DEPARTMENT USE ONLY

Case # **GPA-60977**

Meeting Date: _____

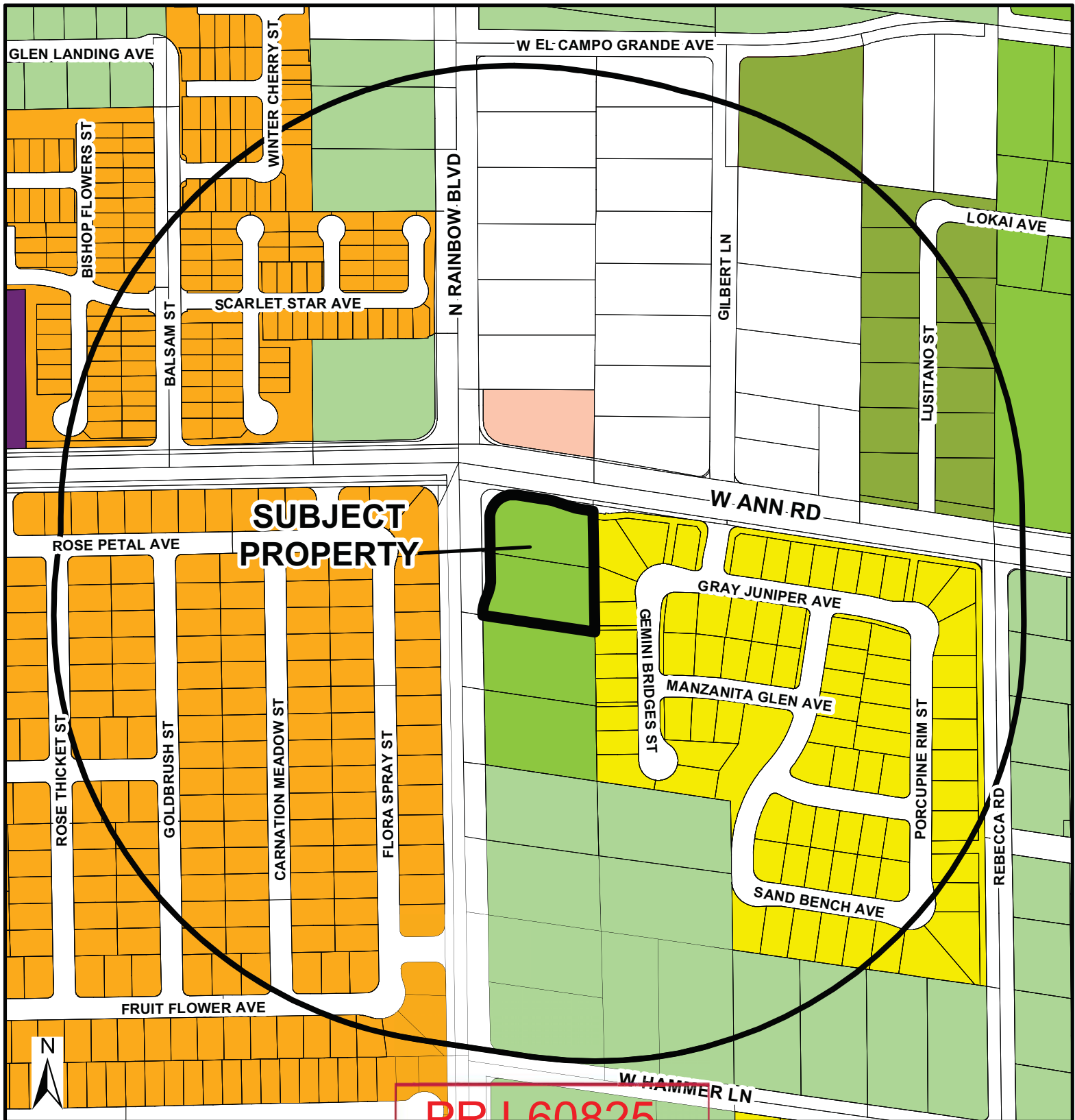
Total Fee: _____

Date Received:*

Received By: _____

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



**SUBJECT
PROPERTY**

PRJ-60825

09/02/15

General Plan Amendment

RNP - Rural Neighborhood Preservation	MLA - Medium - Low Attached
RE - Rural Estates	M - Medium
DR - Desert Rural	H - High
R - Rural	O - Office
L - Low	SC - Service Commercial
ML - Medium - Low	GC - General Commercial

GTC - Tourist Commercial	PF-CC Public Facility Clark County
LVMD - Las Vegas Medical District	TC - Town Center
L/I/R - Light Industrial / Research	RC - Resource Conservation
PCD - Planned Community Development	C - Downtown - Commercial
PR-OS - Park/Recreation/Open Space	MXU - Downtown - Mixed Use
PF - Public Facility	TND - Traditional Neighborhood Development

FROM DR TO SC
GPA-60977

Subject Property

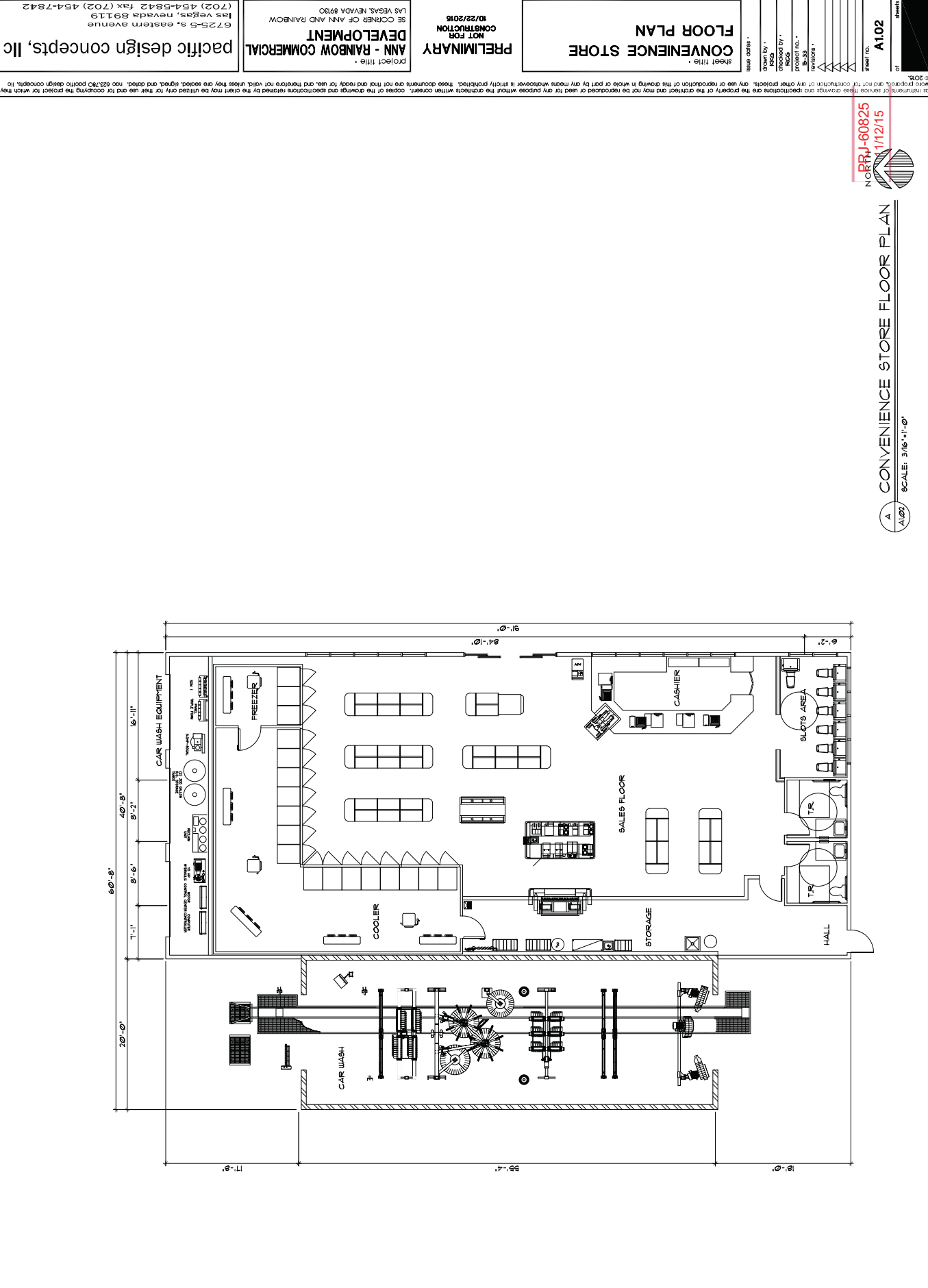
1000ft Buffer

City Limits



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, August 27, 2015



project title:
ANN - RAINBOW COMMERCIAL DEVELOPMENT
 6725-S, eastern avenue
 las vegas, nevada 89119
 (702) 454-5842 fax (702) 454-7842
 pacific design concepts, llc

project title:
ANN - RAINBOW COMMERCIAL DEVELOPMENT
 SE CORNER OF ANN AND RAINBOW
 LAS VEGAS, NEVADA 89100

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 10/22/2015

sheet title:
CONVENIENCE STORE FLOOR PLAN

drawn by:
 checked by:
 project no.:
 revision:
 date:

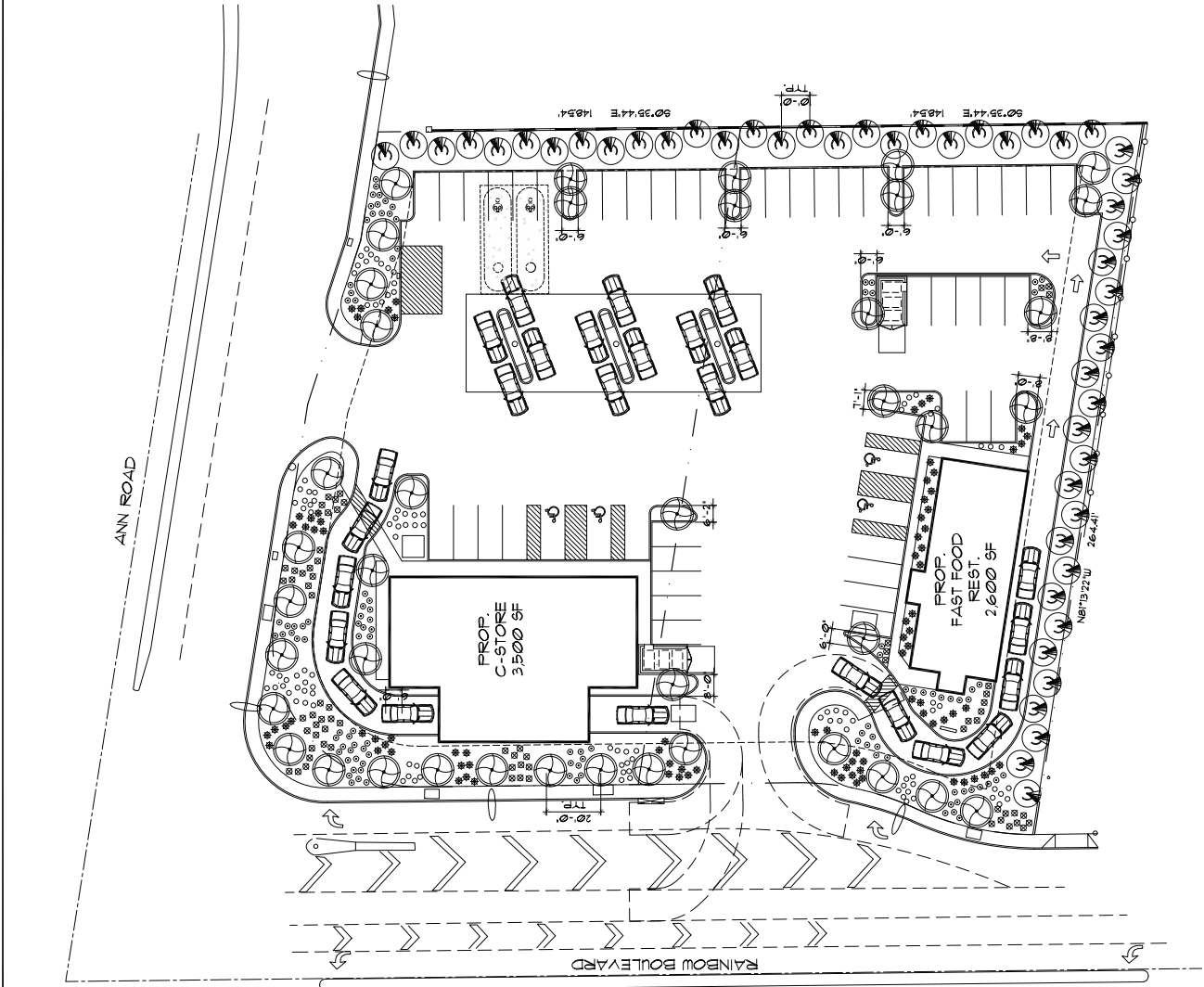
sheet no.:
A102
 of
 sheets



CONVENIENCE STORE FLOOR PLAN
 SCALE: 3/16"=1'-0"

NOBJ-60825
 1/12/15

G:\15-33 Ann-Rainbow Color\Arch\1101-102515.dwg plotted: 10/25/2015 1:01 PM by: Karen Gresh



LANDSCAPE LEGEND

TREES		SHRUBS	
BOTANICAL NAME		COMMON NAME	
PROPORTIONS		SIZE	
	WESTERN HONEY MESQUITE	24" BOX	STANDARD TRUNK
	MONSIEUR PINE	24" BOX	STANDARD TRUNK
	SILVER CAMELIA	5 GALLON	
	REGAL HIBISCUS	5 GALLON	
	CHAMPAGNE BLOSSOM	5 GALLON	
	ANTHUS	5 GALLON	
	DECOMPOSED GRANITE	3/8" SCREENED AT 2' DEPTH IN ALL PLANTING AREAS	

project title:
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DEVELOPMENT
10/25/2015
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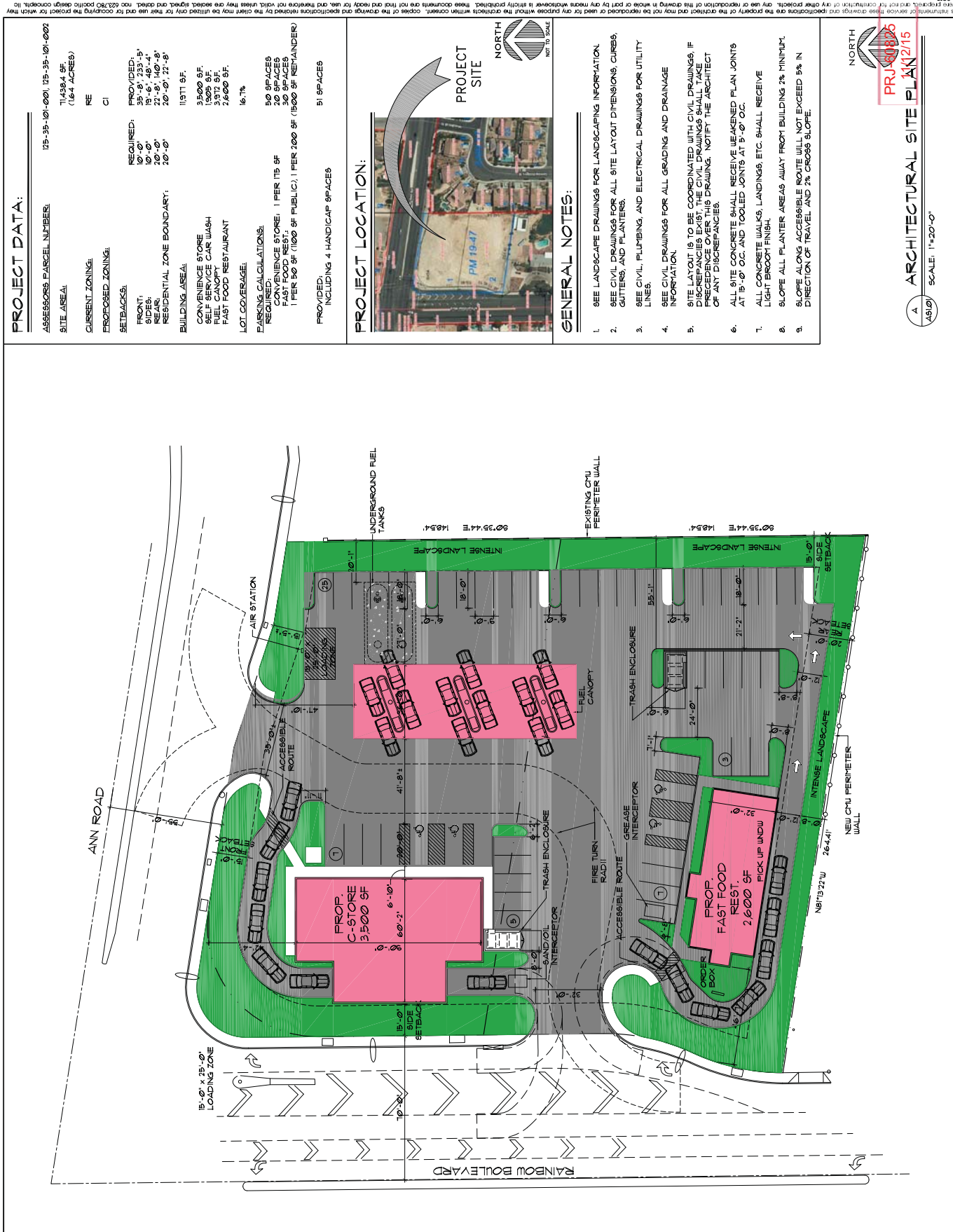
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LANDSCAPE PLAN
SCALE: 1"=20'-0"

PRJ-60983
11/12/15

L101



ASSESSORS PARCEL NUMBER:	125-35-101-001, 125-35-101-002
SITE AREA:	114,384 SF. (1.64 ACRES)
CURRENT ZONING:	RE
PROPOSED ZONING:	C1
SETBACKS:	
FRONT:	PROVIDED:
SIDE:	10'-0"
REAR:	19'-6", 14'-0", 13'-0", 10'-0", 22'-8", 14'-0"-8", 22'-0", 22'-8"
RESIDENTIAL ZONE BOUNDARY:	20'-0"
BUILDING AREA:	11,917 SF.
CONVENIENCE STORE	3,500 SF.
SELF-SERVICE CAR WASH	1,500 SF.
FUEL CANOPY	3,912 SF.
FAST FOOD RESTAURANT	2,600 SF.
LOT COVERAGE:	16.7%
PARKING CALCULATION:	
CONVENIENCE STORE:	50 SPACES
FAST FOOD REST.	20 SPACES
1 PER 50 SF (1100 SF PUBLIC.)	30 SPACES
1 PER 50 SF (1100 SF REMAINDER)	150 SPACES
PROVIDED:	51 SPACES

An aerial photograph of a residential neighborhood. A large, light-colored rectangular plot is highlighted with a blue border and labeled 'PM 19-17' in blue text. The plot is divided into two sections, '1' and '2', by a red line. The surrounding area contains several houses with red roofs and a winding road. A large, stylized, grey, curved arrow points from the top left towards the highlighted plot.

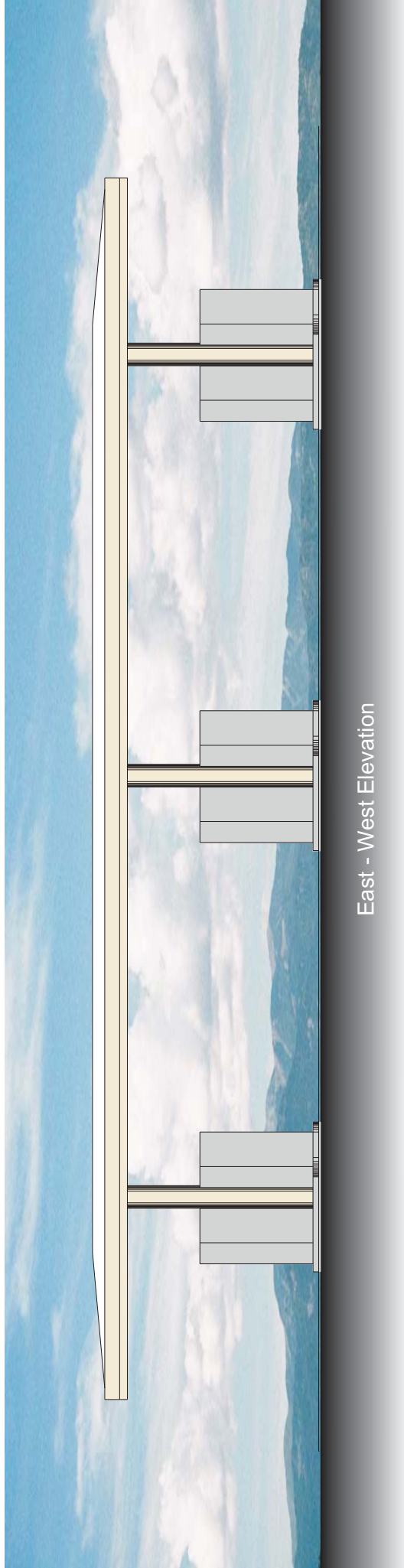
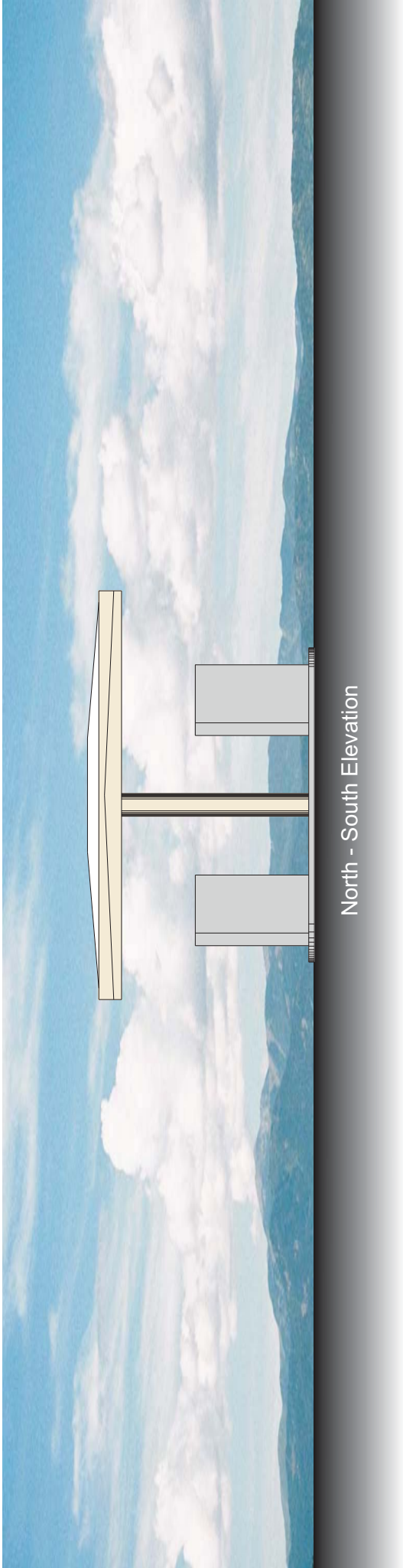
1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS; IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THE LANDSCAPE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE AT PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

ARCHITECTURAL SITE PLAN

sheet no. **AS1.01**
of sheets

ARCHITECT

SCALE: 1"=20'-0"

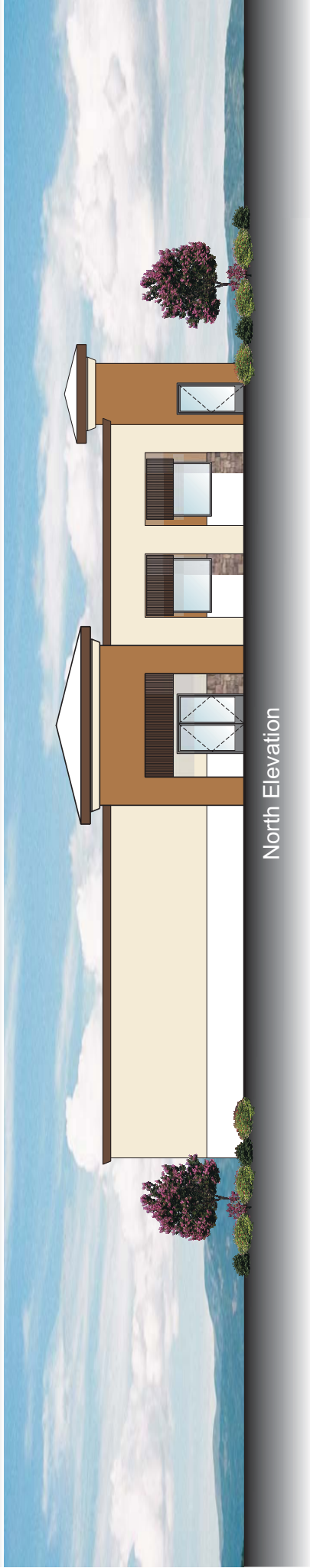


PRJ-60825
11/12/15

pacific design concepts, llc
architecture & planning

Ann-Rainbow Commercial Development

GPA-60977, ZON-60978, SUP-60980, SUP-60982 and SDR-60983 - REVISED

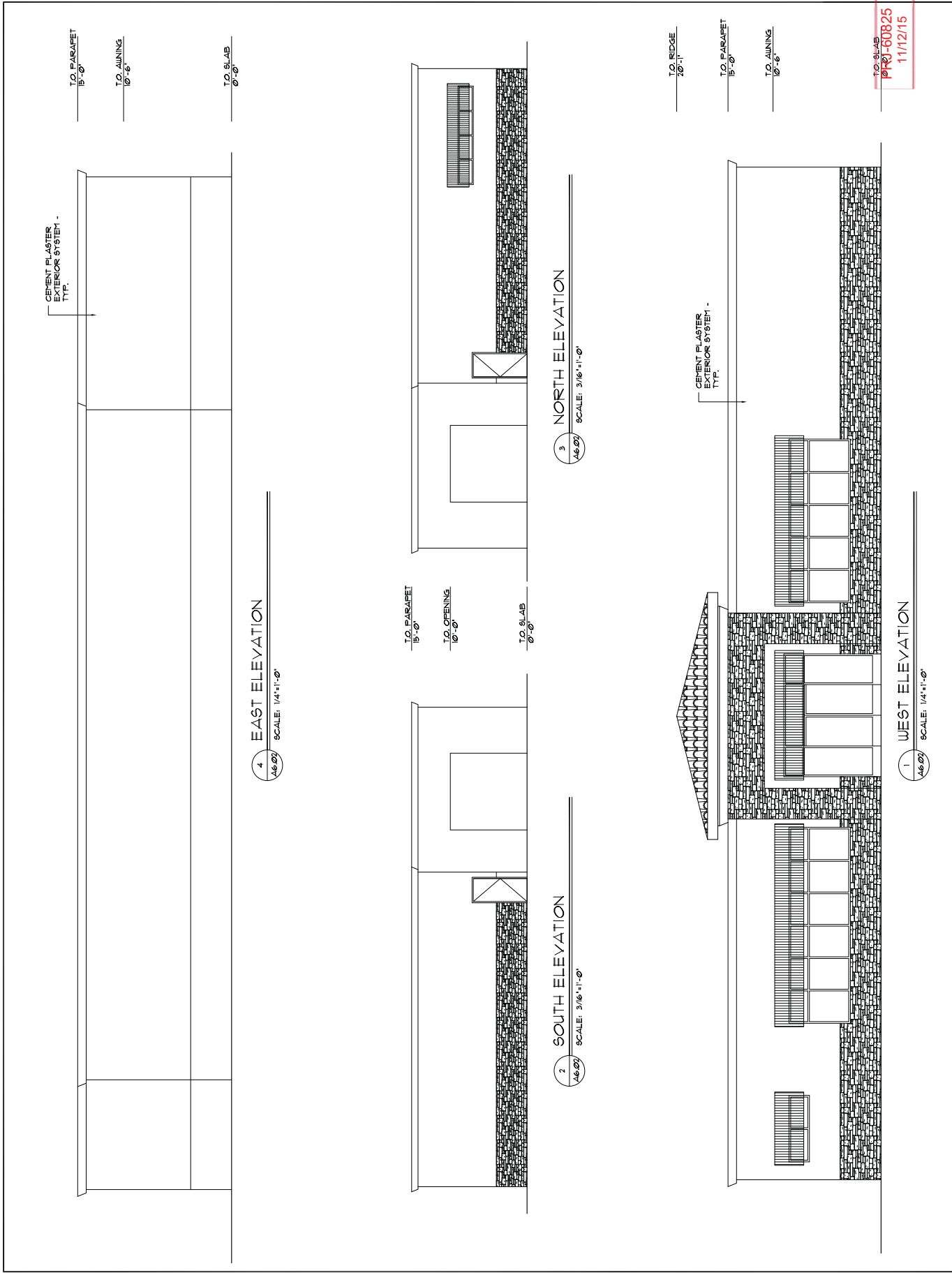


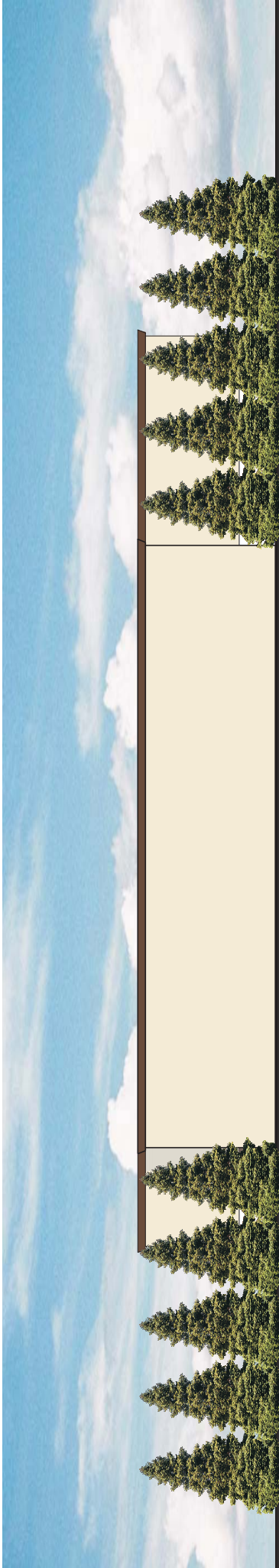
PRJ-60825
11/12/15

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architecture & planning

Ann-Rainbow Commercial Development

GPA-60977, ZON-60978, SUP-60980, SUP-60982 and SDR-60983 - REVISED



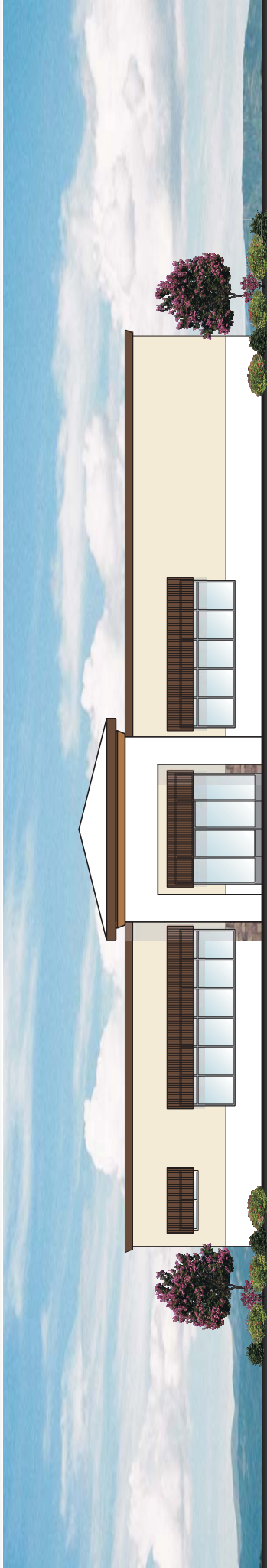


East Elevation



South Elevation

North Elevation



West Elevation

PRJ-60825
11/12/15

pacific design concepts, llc
architecture & planning

Ann-Rainbow Commercial Development

GPA-60977, ZON-60978, SUP-60980, SUP-60982 and SDR-60983 - REVISED

PROJECT DATA:

ASSESSORS PARCEL NUMBER:
125-35-101-000, 125-35-101-002
SITE AREA:
11,438.4 SF
(1.64 ACRES)

CURRENT ZONING:
RE

PROPOSED ZONING:
CI

SETBACKS:
FRONT:
35'-8", 233'-5"
SIDES:
19'-6", 48'-4",
21'-0", 14'-0",
20'-0", 22'-8"
REAR:
119'-11" 9F.
BUILDING AREA:
3,500 SF
CONVENIENCE STORE
SELF SERVICE CAR WASH
FUEL CANOPY
FAST FOOD RESTAURANT
LOT COVERAGE:
16.1%

PARKING CALCULATIONS:
REQUIRED:
CONVENIENCE STORE: 1 PER 175 SF
FAST FOOD REST.
1 PER 50 SF (1000 SF PUBLIC), 1 PER 200 SF (1500 SF REMAINDER)
PROVIDED:
50 SPACES
20 SPACES
30 SPACES
51 SPACES
INCLUDING 4 HANDICAP SPACES

PROJECT LOCATION:



PROJECT SITE



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.

2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.

3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.

4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.

5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOoled JOINTS AT 5'-0" O.C.

7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOK FINISH.

8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.

9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

PROJECT DATA:

ASSESSORS PARCEL NUMBER:
125-35-101-000, 125-35-101-002
SITE AREA:
11,438.4 SF
(1.64 ACRES)

CURRENT ZONING:
RE

PROPOSED ZONING:
CI

SETBACKS:
FRONT:
35'-8", 233'-5"
SIDES:
19'-6", 48'-4",
21'-0", 14'-0",
20'-0", 22'-8"
REAR:
119'-11" 9F.
BUILDING AREA:
3,500 SF
CONVENIENCE STORE
SELF SERVICE CAR WASH
FUEL CANOPY
FAST FOOD RESTAURANT
LOT COVERAGE:
16.1%

PARKING CALCULATIONS:
REQUIRED:
CONVENIENCE STORE: 1 PER 175 SF
FAST FOOD REST.
1 PER 50 SF (1000 SF PUBLIC), 1 PER 200 SF (1500 SF REMAINDER)
PROVIDED:
50 SPACES
20 SPACES
30 SPACES
51 SPACES
INCLUDING 4 HANDICAP SPACES

PROJECT LOCATION:



PROJECT SITE



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.

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G:\15-33 Ann-Rainbow\Color\Arch\AS101-102515.dwg plotted: 10/25/2015 12:59 PM by: Karen Grollin

GPA-60977, ZON-60978, SUP-60980, SUP-60982 and SDR-60983 - REVISED

G:\15-33 Ann-Rainbow Color\Arch\1101-102515.dwg plotted: 10/25/2015 1:00 PM by: Karen Greath



LANDSCAPE LEGEND

BOTANICAL NAME		COMMON NAME	SIZE	REMARKS
TREES	PROPORTIONS			
		WESTERN HONEY MESQUITE	24" BOX	STANDARD TRUNK
		MONSIEUR PINE	24" BOX	STANDARD TRUNK
		SILVER CAMELIA	5 GALLON	
		REGAL HIBISCUS	5 GALLON	
		CHAMPAGNE BLOSSOM	5 GALLON	
		ANTHUS	5 GALLON	
		DECOMPOSED GRANITE	3/8" SCREENED AT 2" DEPTH IN ALL PLANTING AREAS	

project title:
ANN - RAINBOW COMMERCIAL
DEVELOPMENT
10/25/2015
NOT FOR CONSTRUCTION
PREFLIMINARY

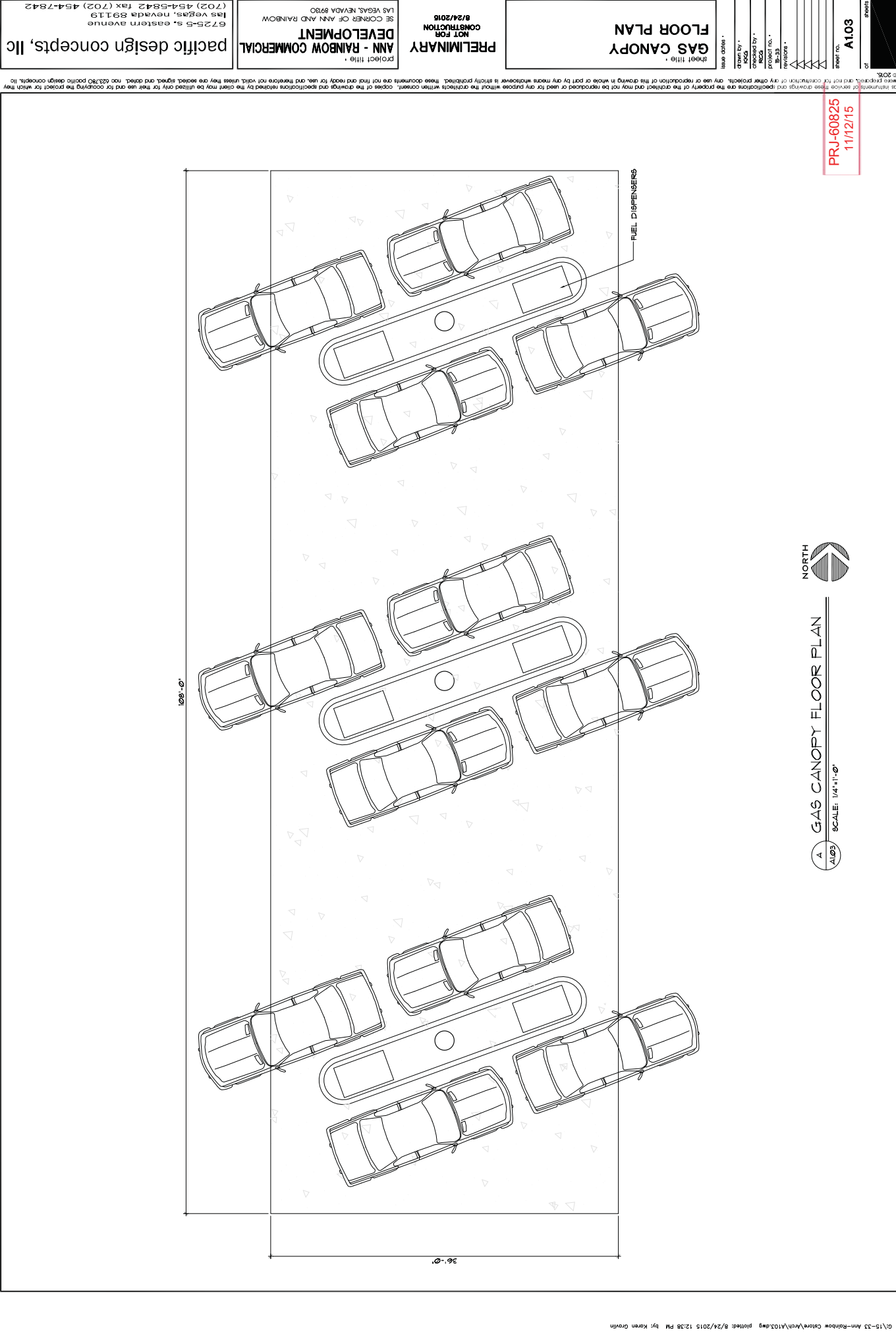
67225-5, eastern avenue
las vegas, nevada 89119
(702) 454-5542 fax (702) 454-7842
pacific design concepts, llc

sheet title:
LANDSCAPE PLAN

drawn by:
checked by:
project no.:
revision:
date:
scale:
north arrow:
sheet no.:
L101

PRJ-60983
11/12/15

LANDSCAPE PLAN
SCALE: 1"=20'-0"



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ANN - RAINBOW COMMERCIAL
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6725-S, eastern avenue
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