



# 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) \_\_\_\_\_

**Project Address** (Location) 1600 S Valadez St, Las Vegas, NV 89117

**Project Name** Alex Harutyunyan Detached Garage **Proposed Use** Detached Garage

**Assessor's Parcel #(s)** 163-04-605-011 **Ward #** \_\_\_\_\_

**General Plan:** Existing \_\_\_\_\_ Proposed X **Zoning:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_

**Additional Information** 2500 sq ft detached garage

**Property Owner** Alex Harutyunyan **Contact** Alex Harutyunyan

**Address** 1600 S Valadez St **City** Las Vegas **State** NV **Zip** 89117

**E-mail** h.eralash@yahoo.com **Phone** 702-588-8872

**Applicant** Alex Harutyunyan **Contact** Alex Harutyunyan

**Address** 1600 S Valadez St **City** Las Vegas **State** NV **Zip** 89117

**E-mail** h.eralash@yahoo.com **Phone** 702-588-8872

**Representative** Avelino Ong **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** avenee@cox.net **Phone** 702-461-2514

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** \_\_\_\_\_

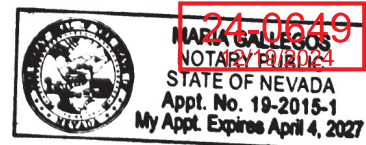
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Alex Harutyunyan

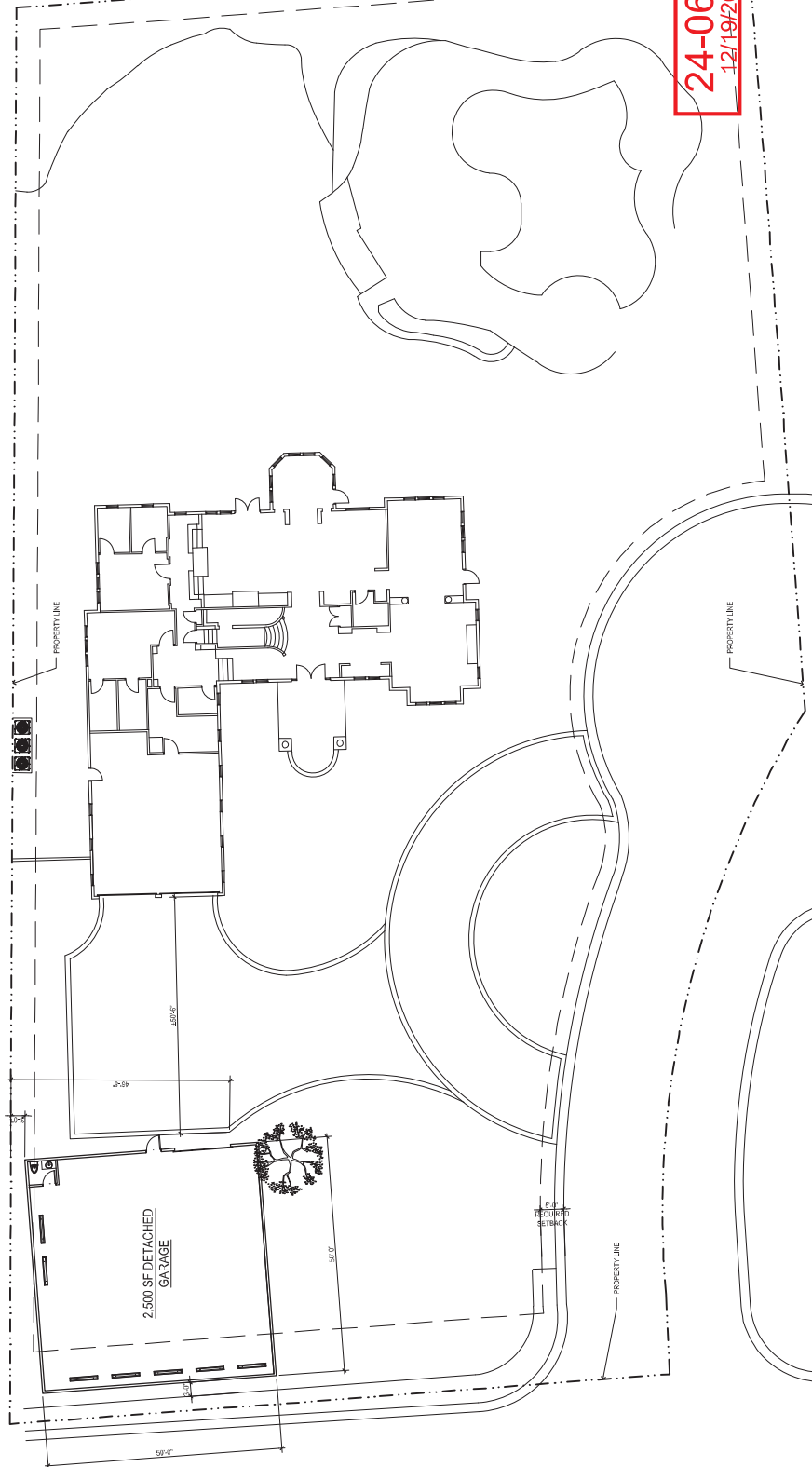
Subscribed and sworn before me

This 18 day of December, 2024

Notary Public in and for said County and State



**PROJECT SUMMARY:**  
ADDRESS: 1600 S. VALADEZ ST.  
LAS VEGAS, NV 89117  
A.P.N.: 16-044-052-11  
ZONING: R4 - RESIDENTIAL (PRIVATE)  
JURISDICTION: LAS VEGAS  
LOT AREA: 1.27 ACRES (66,869 SF)  
LOT COVERAGE: 4.25% (2,837 SF EXISTING PORTE GROUND AREA)  
7.28% (4,850 SF TOTAL GROUND AREA)  
10% LOT COVERAGE  
WORK DESCRIPTION: 1. CONSTRUCT 2,500 SF (60'X50') DETACHED GARAGE.



24-0649  
12/19/2024



SITE PLAN 332' x 143' 1

NO.	REVISION	DATE

SITE PLAN, VICINITY MAP  
CODE ANALYSIS  
Sheet Content

Project Name:  
**ALEX HARUTYUNYAN**  
HOUSE RENOVATION FOR:  
1600 S. VALADEZ ST.  
LAS VEGAS, NV 89117

**CREDO BUILDERS**  
17172 44A-2008 EXT 406  
LAS VEGAS, NV 89118  
email: alex@credobuilders.com  
G.C. NV LIC # 83391 / UNLIMITED

Contractor:  
These plans are prepared and submitted by the contractor  
as an example to the city and are not to be used for  
any other purpose without the written consent of the  
contractor.  
Contractor's Name: **CREDO BUILDERS**  
Contractor's License: **83391**  
Contractor's Address: **17172 44A-2008 EXT 406  
LAS VEGAS, NV 89118**  
Contractor's Phone: **702.444.2008**  
Contractor's Email: **alex@credobuilders.com**

Drawn By:  
No.  
Sheet No.: **AS**



Date:	01-30-2024
Drawn by:	
No.:	
Sheet No:	A1

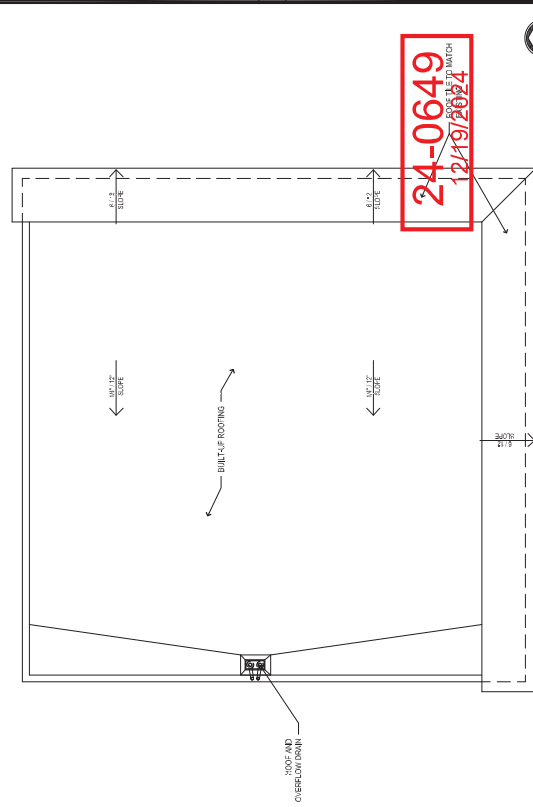
**CREDO BUILDERS**  
4570 W. POST RD., SUITE 100, LAS VEGAS, NV 89118  
T: (702) 444-2088 ext 406  
G.C. NV LIC #: 83901 / UNLIMITED  
email: cbox@credobuilders.com

House Renovation For:  
ALEX HARUTYUNYAN  
1600 S. VALADEZ ST.  
LAS VEGAS, NV 89117

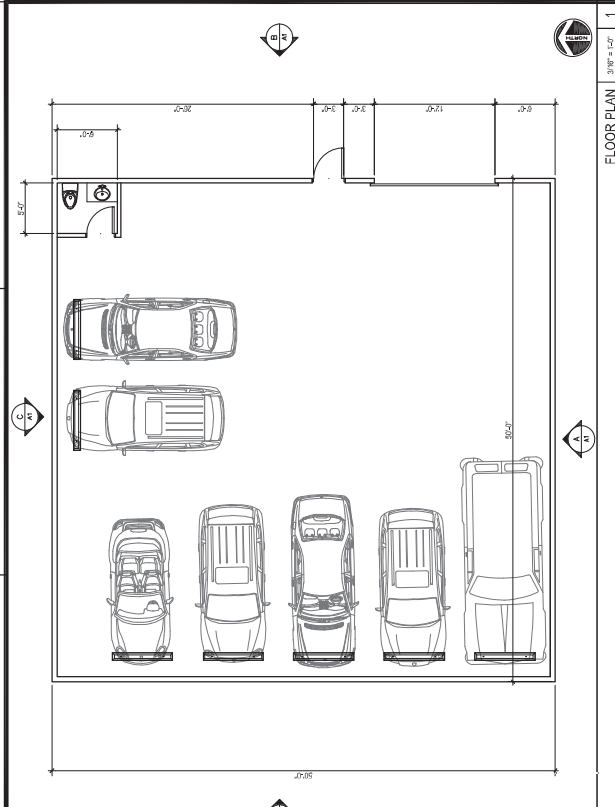
Sheet Content

FLOOR AND ROOF PLAN  
ELEVATION

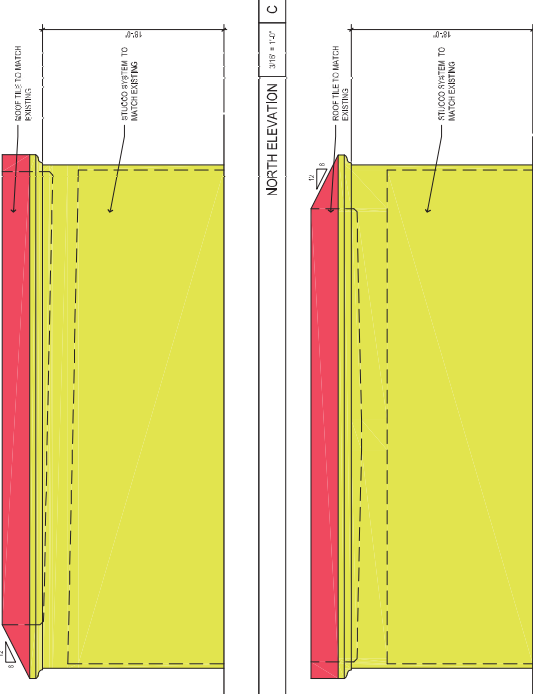
No.	Revision	Date:



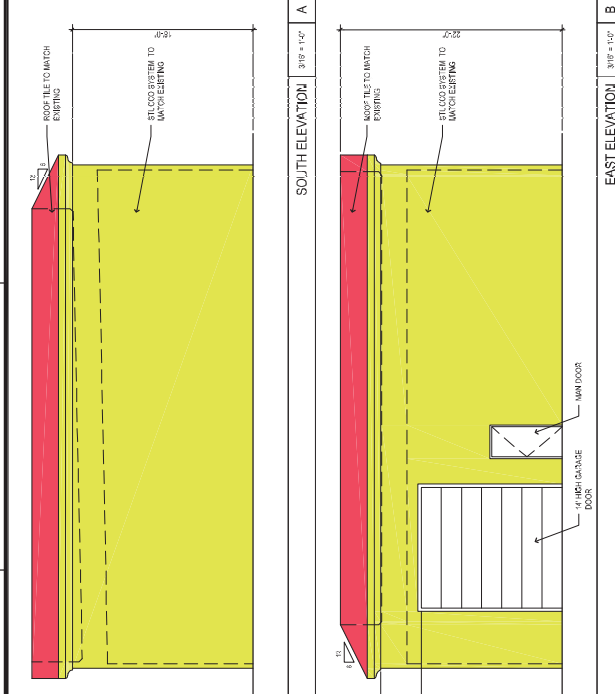
ROOF PLAN	3/16" = 1'-0"	2
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FLOOR PLAN	3/16" = 1'-0"	1
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WEST ELEVATION	3'15" = 1'-0"	D
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EAST ELEVATION	3'10" = 1'-0"	B
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