



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 _____

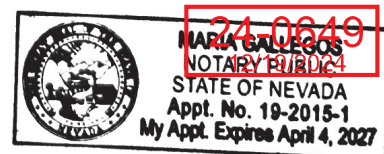
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Alex Harutyunyan

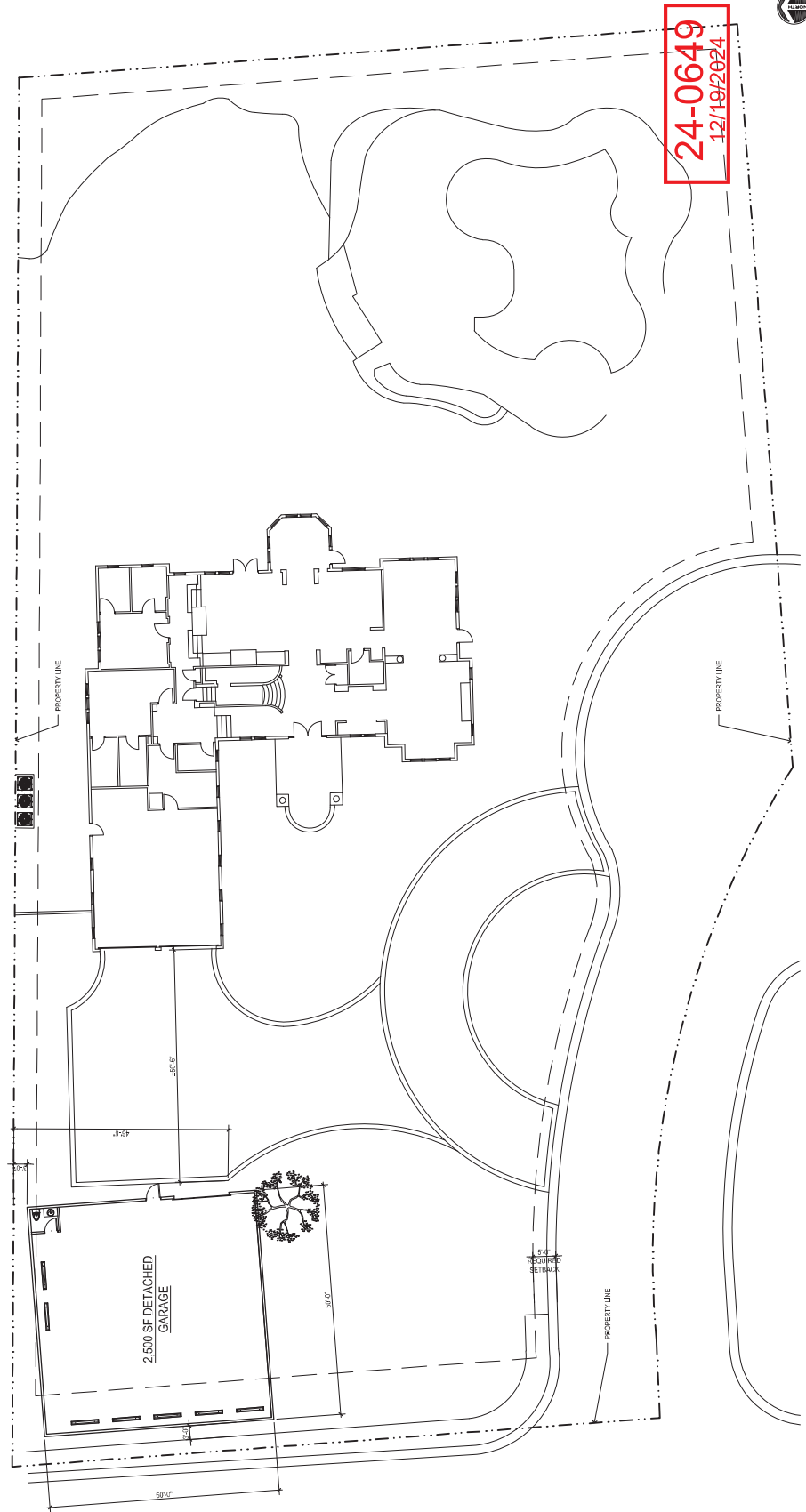
Subscribed and sworn before me

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.: 16344-065-011
ZONING: R-E (RESIDENTIAL ESTATE)
JURISDICTION: LAS VEGAS
LOT SIZE: 1.37 ACRES (46,608 SF)
LOT COVERAGE: 4,579 SF (EATING HOUSE, GROUND AREA),
7,708 SF (TOTAL GROUND AREA)
13% LOT COVERAGE
WORK DESCRIPTION: 1. CONSTRUCT 2,500 SF DETACHED
GARAGE.



24-0649
12/19/2024

No.	Revisions	Date

SITE PLAN, VICINITY MAP
Sheet Content

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

CREDO BUILDERS
4570 W. POST RD., SUITE 100, LAS VEGAS, NV 89118
T: (702) 444-2088 ext 406
O.C. NV LIC # 83907 / UNLIMITED
email: info@credobuilders.com

Contractor:
These plans are prepared and submitted by the contractor
as an exemption to NRS 623.330 for work under contract.
Contractor's License:
CREDO BUILDERS
Contractor's License #:
83907
Signature:
Plans Prepared By:

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



SITE PLAN 3/32" = 1'-0" 1

Drawn By:	
No.:	
Sheet No.:	A1

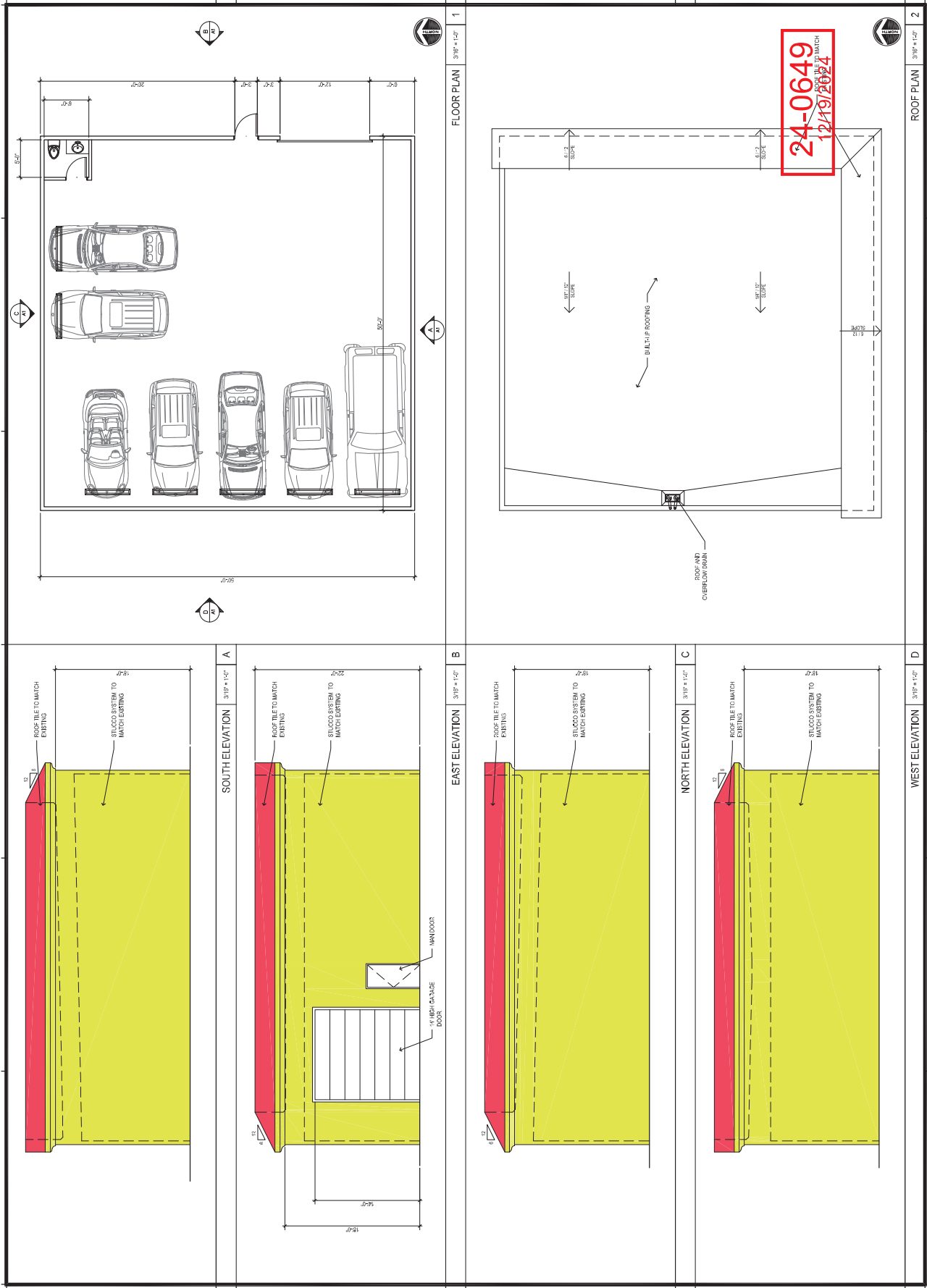
Contractor:
These plans are prepared and submitted by the contractor
as an exemption to NRS 623.330 for work under contract.
Company Name: CREDO BUILDERS
Contractor's License #: K33901
Signature: _____
Date: 04/24/2024

4570 W. POST RD., SUITE 100, LAS VEGAS, NV 89118
T: (702) 444-2088 ext 406
D.C. NV LIC # 633041 UNLIMITED
email: alex@credobuilders.com

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

Sheet Content:
FLOOR AND ROOF PLAN
ELEVATION

No.	
Revisions	
Date:	



Drawn By:	
No.:	
Sheet No.:	A1

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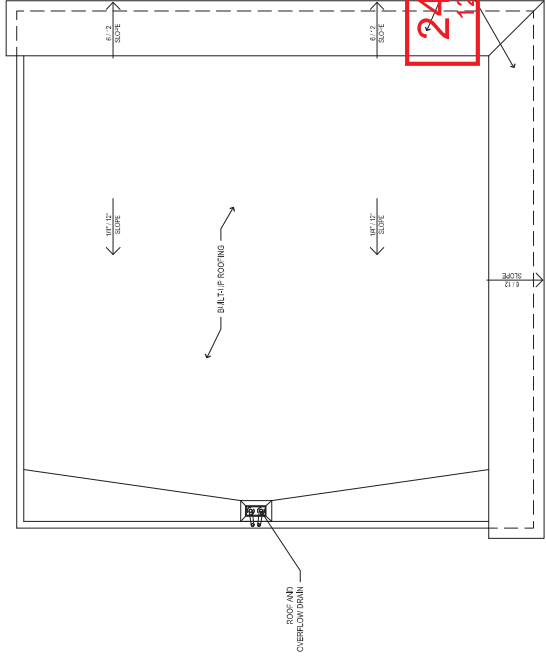
4570 W. POST RD., SUITE 100, LAS VEGAS, NV 89118
T: (702) 444-2088 ext 406
D.C. NV LIC # 633091 / UNLIMITED
email: alex@credobuilders.com

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

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FLOOR AND ROOF PLAN
ELEVATION

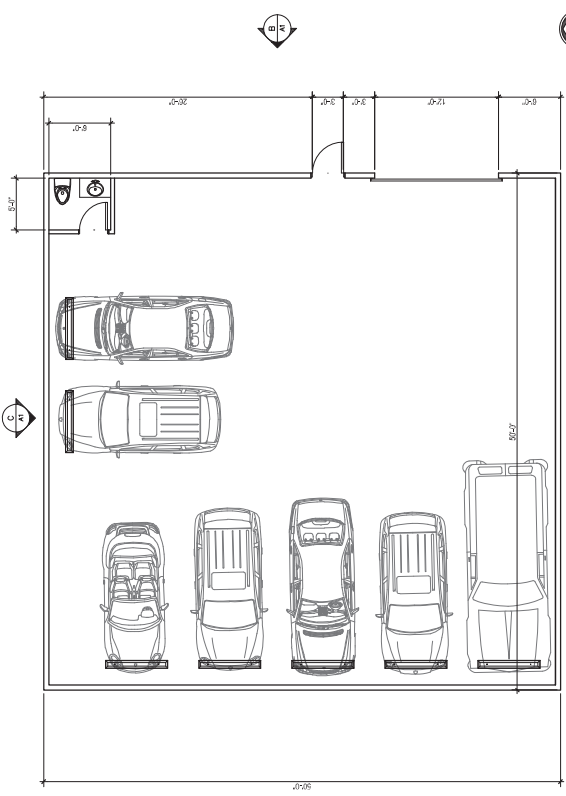
No.	
Revisions	
Date:	

ROOF PLAN 3'10" x 1'-0"

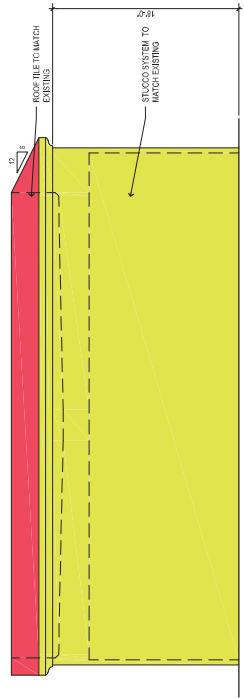


24-0649
12/19/2024
DO NOT MATCH

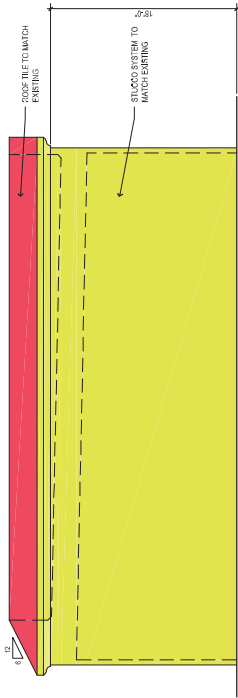
FLOOR PLAN 3'10" x 1'-0"



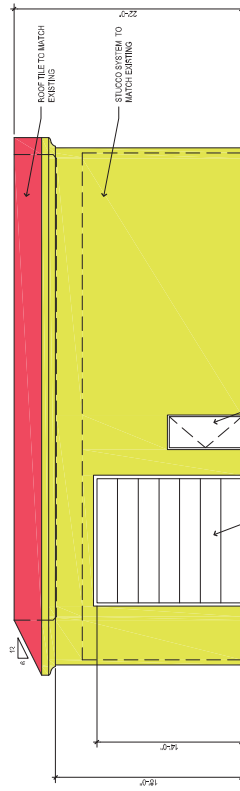
WEST ELEVATION 3'10" x 1'-0"



NORTH ELEVATION 3'10" x 1'-0"



EAST ELEVATION 3'10" x 1'-0"



SOUTH ELEVATION 3'10" x 1'-0"

