



# 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 North Jones Blvd.

**Project Name** Jones Blvd Convenience Store **Proposed Use** Convenience Store

**Assessor's Parcel #(s)** 138-24-401-002 **Ward #** 5

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

**Additional Information** Construction of a new convenience store on an existing site

**Property Owner** Jankosa Inc.

**Address** 1600 N. Jones Blvd

**E-mail** KosaLV@cox.net

**Contact** Mr. Raghid (Roger) Kosa

**City** Las Vegas **State** NNV **Zip** 89108

**Phone** 702-460-1037

**Applicant** Jankosa Inc.

**Address** 1600 N. Jones Blvd

**E-mail** KosaLV@cox.net

**Contact** Mr. Raghid (Roger) Kosa

**City** Las Vegas **State** NV **Zip** 89108

**Phone** 702-460-1037

**Representative** SUZANA RUTAR Architect, Ltd., A Professional Corporation

**Address** 1950 E. Warm Springs Rd.

**E-mail** Slmona@SRutar.com /Suzana@SRutar.com

**Contact** Simone Stephens/Suzana Rutar

**City** Las Vegas **State** NV **Zip** 89119

**Phone** 702-263-6176

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** Raghdid Kosa

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

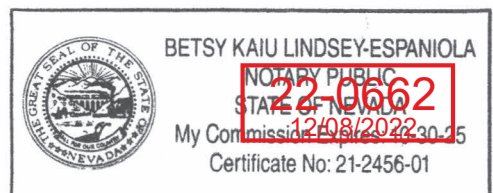
**Print Name** RAGHDID KOSA

Subscribed and sworn before me

This 27 day of October, 20 22

Betsy Kaiu Lindsey-Espaniola Clark Nevada

Notary Public in and for said County and State



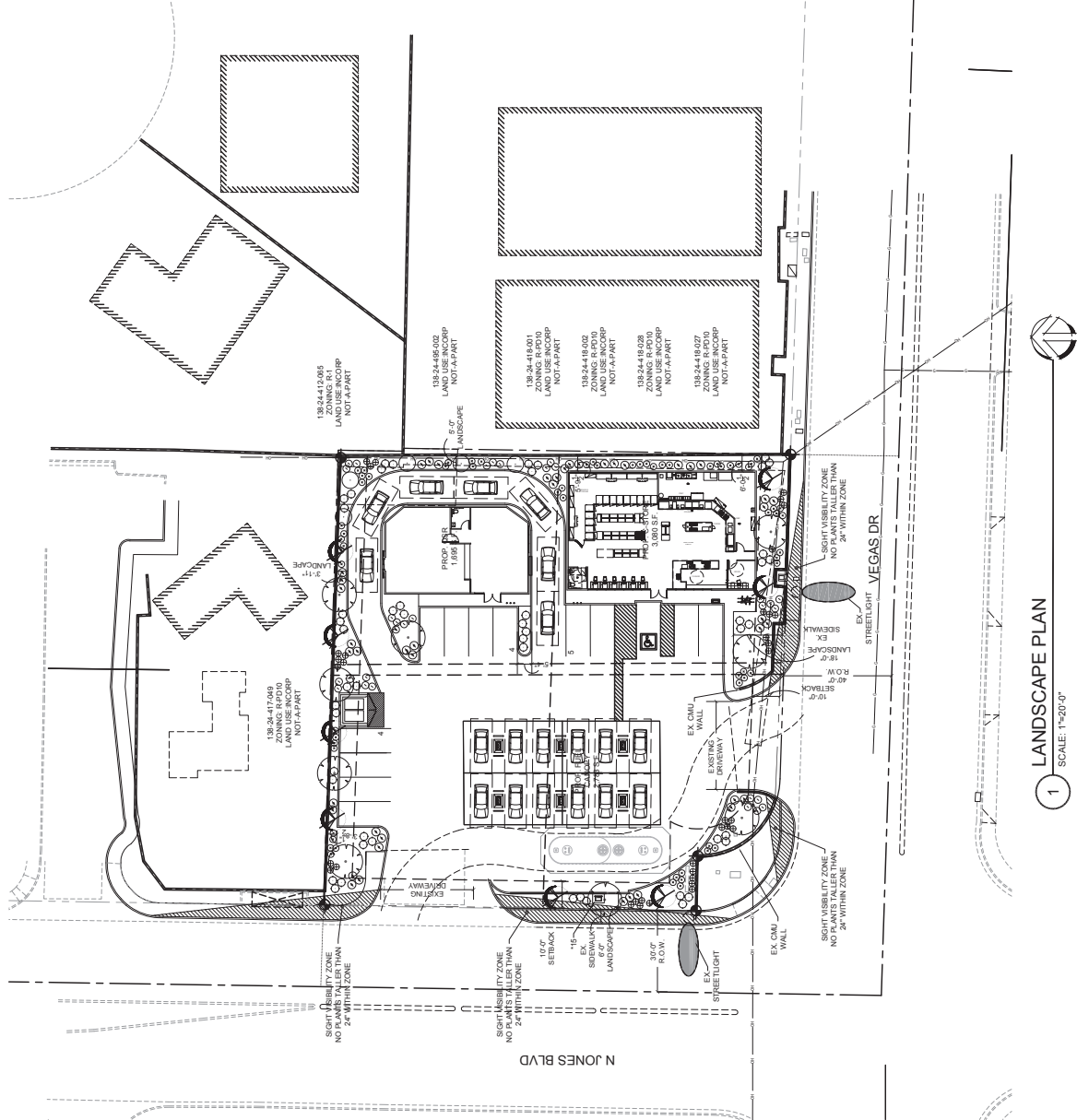


**PLANT SCHEDULE**

SYMBOL	TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ACACIA ANEURA	MULGA		30" x 30"	22-0662
	PRODRIPS GLANDULOSA WAT. TONERANA	WESTERN HONEY MESQUITE		30" x 30"	
	CHLOPSIS LINEARIS	DESERT WILLOW		24" x 30"	

**PLANT LEGEND - SHRUBS AND GROUND COVER**

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL	REMARKS
	36	5 GALLON	LANTANA "NEW GOLD"	NEW GOLD LANTANA	FULL	-
	65	5 GALLON	LANTANA "PURPLE LANTANA"	PURPLE LANTANA	FULL	-
	44	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	51	5 GALLON	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	29	5 GALLON	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	FULL	-



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



PROJECT NAME:  
JONES VEGAS C-STORE  
1600 N JONES BLVD., LAS VEGAS, NEVADA 89108

CLIENT:  
JANKOSA INC  
1600 N JONES BLVD., LAS VEGAS, NEVADA 89108

DATE: 12/22/22  
DRAWN BY: J. J. J.  
CHECKED BY: J. J. J.  
SCALE: 1/8"=1'-0"

DRAWING NO.:  
A4.0

REVISIONS:  
1. 12/22/22

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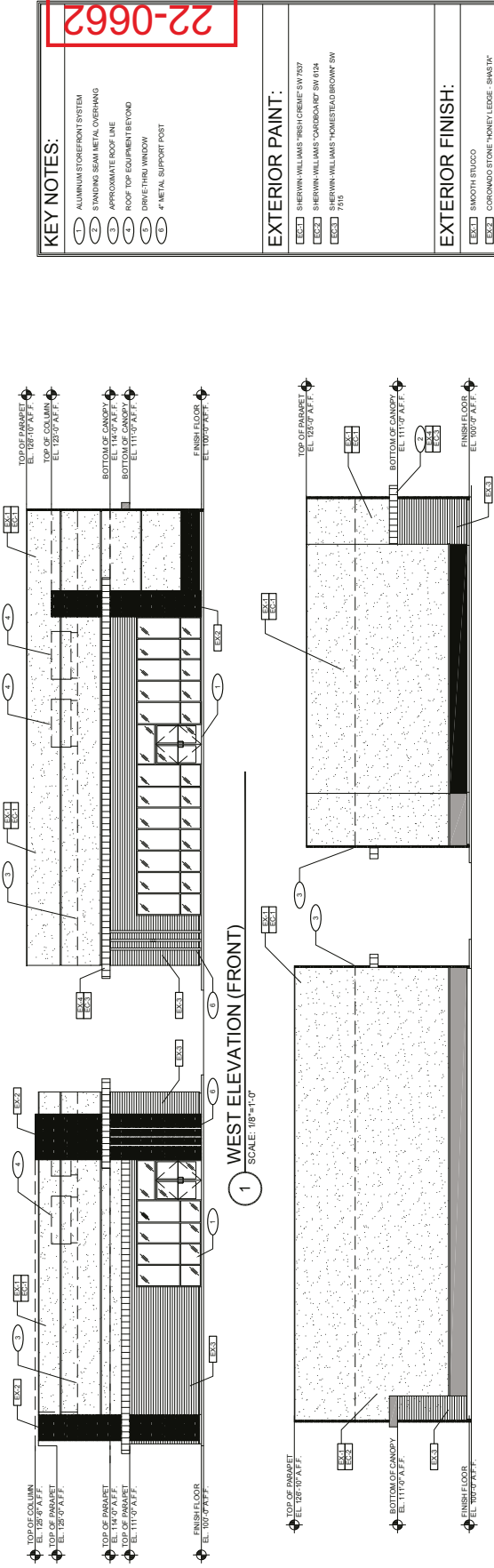
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22-0662  
12/08/2022

- KEY NOTES:**
- 1 ALUMINUM STOREFRONT SYSTEM
  - 2 STANDING SEAM METAL OVERHANG
  - 3 APPROXIMATE ROOF LINE
  - 4 ROOF TOP EQUIPMENT BEYOND
  - 5 DRIVE THRU WINDOW
  - 6 4" METAL SUPPORT POST
- EXTERIOR PAINT:**
- EX-1 SHERWIN-WILLIAMS "WISH CREEK" SW 757
  - EX-2 SHERWIN-WILLIAMS "CARBONACE" SW 634
  - EX-3 SHERWIN-WILLIAMS "HONESTY" BROWN SW 755
- EXTERIOR FINISH:**
- EX-1 SMOOTH STUCCO
  - EX-2 CORIANO STONE "KONY LEDGE - SHASTA"
  - EX-3 NICHHA "VINTAGEWOOD - CEDAR"
  - EX-4 STANDING SEAM METAL

# EXTERIOR PAINT:

- EC-1 SHERWIN-WILLIAMS "IRISH CREME" SW 7537
- EC-2 SHERWIN-WILLIAMS "CARDBOARD" SW 6124
- EC-3 SHERWIN-WILLIAMS "HOMESTEAD BROWN" SW 7515

# EXTERIOR FINISH:

- EX-1 SMOOTH STUCCO
- EX-2 CORONADO STONE "HONEY LEDGE - SHASTA"
- EX-3 NICHHA "VINTAGEWOOD - CEDAR"
- EX-4 STANDING SEAM METAL

22-0662

12/08/2022