



# 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

**Project Address** (Location) 1506 S Jones Blvd, Las Vegas, NV, 89146

**Project Name** AA Development project A2023 **Proposed Use** Commercial plaza

**Assessor's Parcel # (s)** 163-01-201-006 **Ward #** 1

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing C-1 Proposed \_\_\_\_\_

**Additional Information** Application for the construction of a Commercial plaza on an undeveloped land parcel.

**Property Owner** AA Luxury Salons and Suites **Contact** Ami Hadad  
**Address** 304 S Jones Blvd #7450 **City** Las Vegas **State** NV **Zip** 89107  
**E-mail** hadad.ami@gmail.com **Phone** 702-350-4417

**Applicant** Ami Hadad **Contact** \_\_\_\_\_  
**Address** 304 S Jones Blvd #7450 **City** Las Vegas **State** NV **Zip** 89107  
**E-mail** hadad.ami@gmail.com **Phone** 702-350-4417

**Representative** New Architectural Services Company LLC **Contact** Nasko Balaktchiev  
**Address** 1025 S 1st Street, #140 **City** Las Vegas **State** NV **Zip** 89101  
**E-mail** nas@newarchitecturalservices.com **Phone** 702-426-9598

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

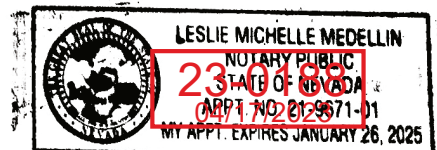
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Ami Hadad

Subscribed and sworn before me

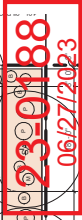
This 20<sup>th</sup> day of MARCH, 20 23

Notary Public in and for said County and State



$\mathbf{z} \triangleleft$ 

Scale: 3/64" = 1' - 0"



# Landscape Plan <sup>N</sup> ▲

Scale: 3/64" = 1' - 0"

## Planting Legend

### Species

B Blue Fescue  
H Hummingbird Flower  
JB Japanese Boxwood  
M Mexican Feathergrass  
MG Maiden Grass  
O Ocotillo  
P Prairie Sage  
SA Sweet Acacia

### Type

Shrub  
Shrub  
Shrub  
Shrub  
Shrub  
Shrub  
Shrub  
Tree

### Quantity

112  
13  
20  
102  
7  
1  
59  
33

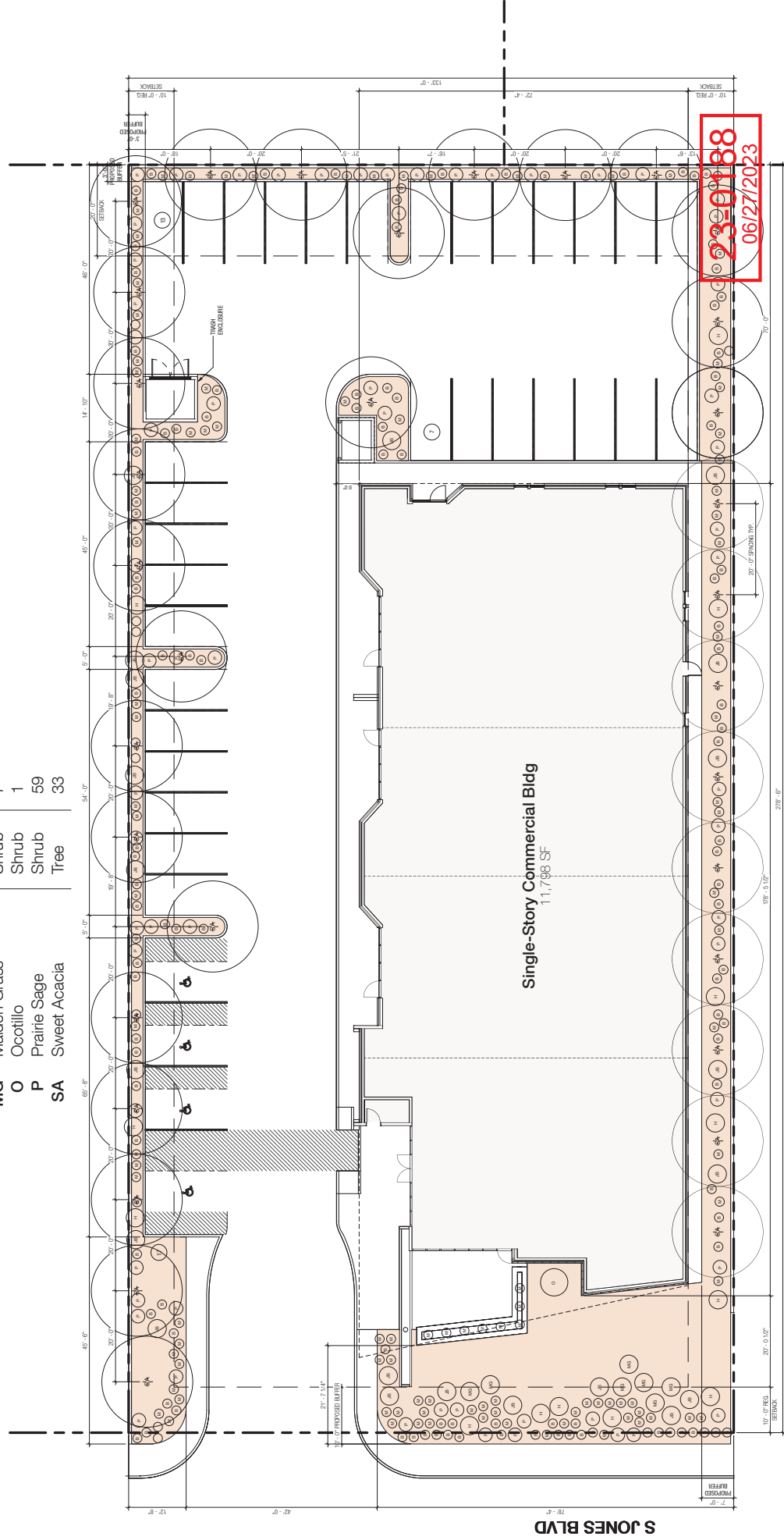
## Landscape Buffers

### Req'd

North 8'  
East 8'  
South 8'  
West 15'

### Provided

3'  
3'  
7' (requesting 0' via waiver)  
10'





# Landscape References



Blue Fescue



Mexican Feathergrass



Maiden Grass



Prairie Sage



Japanese Boxwood



Ocotillo



Sweet Acacia



Hummingbird Flower



Scale: **1/16" = 1' - 0"**

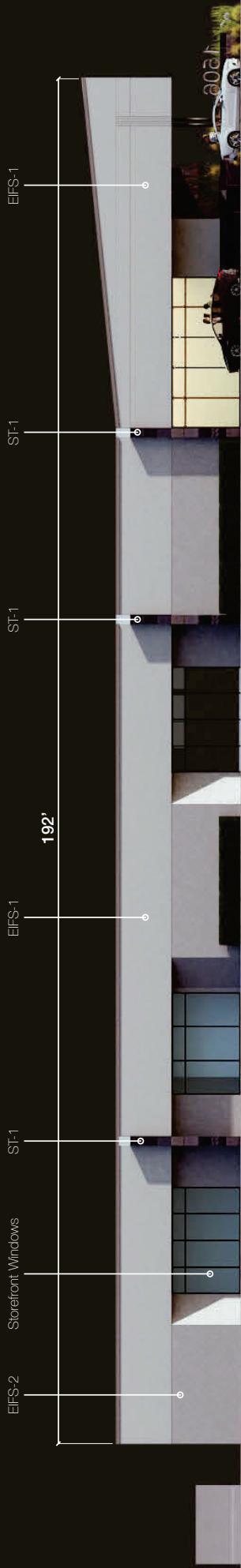
Nail Salon (11)	Barber Shop (4)
Beauty Salon (10)	Massage (6)



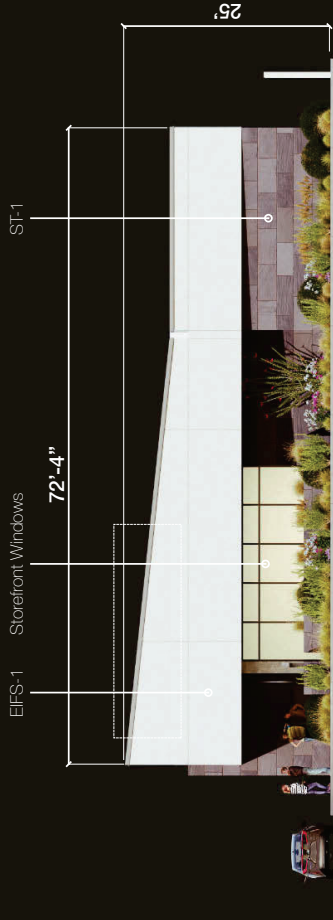
## 5.16.23 Planning SDR Application

# Exterior Elevations

Scale: 1/16" = 1' - 0"



North Elevation

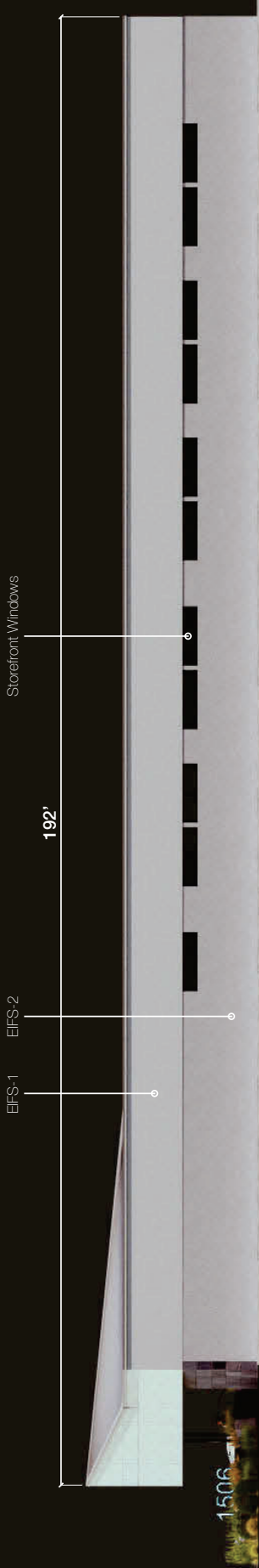


East Elevation

23-0188  
04/17/2023

# Exterior Elevations

Scale: 1/16" = 1' - 0"



South Elevation



West Elevation

23-0188  
04/17/2023







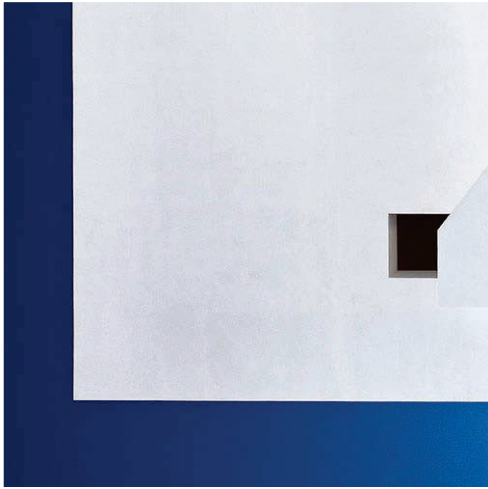








Material Board



Sand-finish Stucco, White  
EIFS-1



Smooth-finish Stucco, Taupe  
EIFS-2



24" x 48" Slate Stone Cladding  
ST-1



Broom-finish Concrete  
C-1

23-0188  
04/17/2023