



TANEY ENGINEERING

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September 5, 2023

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101

**Re: Commerce & California
Case: 23-0467
APN: 162-03-110-116
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Maria Rodriguez (née Gil), is respectfully submitting justification for a variance in support of a related parcel map application (100354-PMP).

Property Information

The subject parcel is located at 1201 South Commerce Street, Las Vegas, NV, 89102. The property is zoned C-M (Commercial/Industrial) with a planned land use of LI/R (Light Industrial/Research).

The parcel map application (100354-PMP) and this variance are the result of an agreement between Raul Gil and Maria Rodriguez pursuant to the parties' divorce and property division. The parcel is being divided so that Ms. Rodriguez may retain the parking rights she has been utilizing for the adjacent Casa Don Juan restaurant.

Variance – Lot Width

This request is to allow for a lot width of 38.78' where a 100-foot minimum is required per Section 19.08.090 Table 1 (A).

We are hopeful that this letter clearly describes the request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

23-0467
09/05/2023