



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) Variance

Project Address (Location) Commerce & California

Project Name Commerce & California **Proposed Use** _____

Assessor's Parcel #(s) 162-03-110-116 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Raul Gil & Maria Gil **Contact** Maria G. Manuel Rodriguez *FK A*

Address 1201 S. Commerce Street **City** Las Vegas **State** NV **Zip** 89102

E-mail jessievargas25@outlook.com **Phone** 702-384-8070

Applicant Ashley Law **Contact** Elizabeth S. Ashley

Address 2520 St. Rose Parkway, Ste. 112 **City** Henderson **State** NV **Zip** 89074

E-mail elizabeth@elizabethashleylaw.com **Phone** _____

Representative Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd **City** Las Vegas **State** NV **Zip** 89118

E-mail elishas@taneycorp.com **Phone** 702-410-5840

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 *[Signature]*

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

Print Name Maria G. Manuel Rodriguez FKA Maria Gil

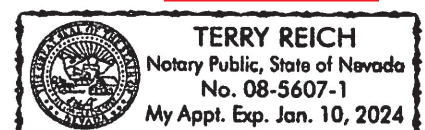
Subscribed and sworn before me

This 17th day of August, 2023

Terry Reich

Notary Public in and for said County and State

23-0467
09/05/2023



BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 2 OF BOOK 1 PAGE 52 OF PLATS AND THAT PORTION OF PUBLIC RIGHT-OF-WAY VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK 20200614, INSTRUMENT NUMBER 00439, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, LYING WITHIN THE NORTH QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, 11 D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 2 OF BOOK 1 PAGE 52 OF PLATS AND THAT PORTION OF PUBLIC RIGHT-OF-WAY VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK 20200614, INSTRUMENT NUMBER 00439, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, LYING WITHIN THE NORTH QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, 11 D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

LIN IN BLOCK 2, PAGE 52 OF PLAN AND THAT PORTION OF PUBLIC RIGHT-OF-WAY LOCATED BY THAT CERTAIN ORDER OF MAP RECORDED IN BOOK 2020614, INSTRUMENT NUMBER 00439, CLARK COUNTY, NEVADA, OFFICIAL RECORD, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 1 CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN DEED RECORDED IN BOOK 2030242, INSTRUMENT NUMBER 00372, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

SAID PARCEL CONTAINS 8,261 SQUARE FEET, MORE OR LESS.

OWNERS CERTIFICATE. WE, RAUL GIL AND MARIA GIL, HUSBAND AND WIFE, AS JOINT TENANTS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND WHICH IS SHOWN HEREON, AND DO HEREBY CONSENT TO THE SURVEYED AND PLATTED INTO PARCELS, AND DO HEREBY OFFER AND DEDICATE TO THE CITY OF LAS VEGAS ALL THE STREETS, (EXCEPT PRIVATE STREETS) AND THE OTHER PUBLIC RIGHTS OF WAY AND PUBLIC PLACES AS INDICATED AND OUTLINED HEREON FOR THE USE OF THE PUBLIC, AND GRANT TO THE CITY OF LAS VEGAS THE EASEMENTS, AS INDICATED AND OUTLINED HEREON, FOR THE USE OF THE

FURTHERMORE, THE ABOVE NAMED OWNERS, DO HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALONG FIRE HYDRANTS, LOTS OR COMMON AREAS ADJACENT TO PUBLIC STREETS FOR PURPOSES OF PLACING FIRE HYDRANTS, PUBLIC STREET LIGHTS, CONDUITS, TRAFFIC SIGNALS AND APPURTENANCES, AND AN ADDITIONAL EASEMENT UP TO TWO FEET IN RADIUS FROM EACH FIRE HYDRANT, STREETLIGHT, CONDUIT, TRAFFIC SIGNAL AND APPURTENANCE, TO EXTEND BEYOND THE FIVE FOOT EASEMENT IF NECESSARY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO/FROM THESE EASEMENTS.

RAUL GIL, CO-OWNER DATE _____

MARIA GIL, CO-OWNER

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 202____,
BY RAUL CILAS CO-OWNER

BY: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF NEVADA } SS.
COUNTY OF CLARK }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 202____,
BY MARIA CUI AS CO-OWNED

BY: _____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____

WATER COMMITMENT NOTE

THIS MAP NEITHER CREATES NOR CONFIRMS A COMMITMENT FOR THE SERVICE OF WATER OR THAT SUFFICIENT WATER EXISTS TO SERVE THE LOT(S) CREATED THROUGH THIS MAP. THIS MAP AND THE LOT(S) CREATED BY THIS MAP ARE SUBJECT TO THE SERVICE RULES OF THE LAS VEGAS VALLEY WATER DISTRICT. THE OWNER OF ANY LOT CREATED BY THIS MAP MUST COMPLY WITH THE TERMS AND CONDITIONS OF THE SERVICE RULES IN ORDER TO OBTAIN A COMMITMENT FOR WATER SERVICE.

CITY SURVEYOR'S CERTIFICATE

I, ALAN R. RIEKKE, CITY SURVEYOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ALAN R. RIEKKE, P.L.S., CITY SURVEYOR CITY OF LAS VEGAS NEVADA CERTIFICATE NO. 12469	DATE

CERTIFICATE OF DIRECTOR OF PLANNING APPROVAL

I CERTIFY THAT THIS PARCEL MAP WAS APPROVED AND THE PARCELS HEREIN WERE ACCEPTED FOR DEDICATION BY THE DIRECTOR OF PLANNING ON THE ____ DAY OF _____, 202__.

SETH T. FLOYD, ESQ.
DIRECTOR OF COMMUNITY DEVELOPMENT
DEPARTMENT OF PLANNING
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE

1. JAMES J. STONIER, PROFESSOR OF LAW, UNIVERSITY OF CALIFORNIA, LOS ANGELES, CALIFORNIA, IS EMPLOYED IN THE STATE OF NEWJERSEY AS AGENT FOR THE STATE OF NEWJERSEY AND RECEIVES SALARY THEREFROM.
2. THIS PAST REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RAIL GIL AND MARA GIL, HUSBAND AND WIFE AS JOINT TENANTS.
3. THE LANDS OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.M., THE SURVEY WAS COMPLETED ON JULY 12, 2023.
4. THIS PAST COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE THIS PAST APPROVAL.

JAMES T. STOVALL
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 9992



BASIS OF BEARINGS

NORTH 4°26'00" EAST, BEING THE CENTERLINE OF COMMERCE STREET BETWEEN COLORADO AVENUE AND CALIFORNIA AVENUE AS SHOWN IN FILE 120 PAGE 41 OF PARCEL MAPS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX. N.R.S. 278.5695.

PARCEL MAP

BEING A MERGER AND RESUBDIVISION OF A PORTION OF LOT 1 IN BLOCK 2 OF BOOK 1 PAGE 52 OF PLATS AND THAT PORTION OF PUBLIC RIGHT-OF-WAY VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK 200206614, INSTRUMENT NUMBER 000438, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

SHEET 1 OF 2

100____-PMP

OFFICIAL RECORDS BOOK NO.

INSTRUMENT NO. _____

DATE _____ AT _____

PARCEL MAPS

CLARK COUNTY, NEVADA RECORDS

DEBBIE CONWAY - RECORDER

FEE \$ _____ DEPUTY _____

