



# 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

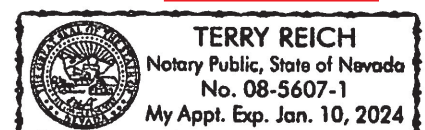
Subscribed and sworn before me

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, 114 M.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 20206164, 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 20382424, 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, RAIL GIL AND MARIA GIL, HUSBAND AND WIFE AS JOINT TENANTS, DO HEREBY CERTIFY THAT WE HAVE BEEN ADVISED BY THE CITY OF LAS VEGAS OF THE CITY'S POLICY OF CONSENT TO THE PREPARATION AND RECOGNITION OF THIS PACE MAP AND HAVE CHUSED TO CONSENT TO THE PREPARATION AND PLATING 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 ALLEYS 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 PUBLIC.

FURTHERMORE, THE ABOVE NAMED OWNERS, DO HEREBY GRANT TO THE CITY OF LAS VEGAS, ITS SUCCESSORS AND ASSIGNS, A FIVE FOOT EASEMENT ADJACENT TO ALL PROPERTY LINES WHERE LOTS OR COMMON AREAS ADOJ 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 }

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

## ACKNOWLEDGMENT

STATE OF NEVADA } SS.  
COUNTY OF CLARK }

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 FOR 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.

I, ALAN R. RIEKKI, 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. RIECKI, P.L.S., CITY SURVEYOR  
CITY OF LAS VEGAS  
NEVADA CERTIFICATE NO. 12469

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

I, JAMES T. STOVALL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA AS AGENT FOR TANEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT OF 1906, AS AMENDED. THE SURVEY WAS MADE AT THE INSTANCE OF RAUL GIL AND MARIA GIL, HUSBAND AND WIFE AS JOINT TENANTS. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AND COMPLETED ON JULY 12, 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE THIS FINAL APPROVAL.
- THE INSTRUMENTS DEPOSITED HEREIN ARE NOT TO BE CONSIDERED VALID UNLESS THEY ARE ACCORDING TO THE REQUIREMENTS OF THE SURVEY ACT OF 1906, AS AMENDED. THE CHARACTER SHOWING, OCCURS AT THE POSITIONS INDICATED BY THE PLAT.

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 20020614, INSTRUMENT NUMBER 00439, 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. \_\_\_\_\_

FILED AT THE REQUEST OF

TANEY ENGINEERING

DATE \_\_\_\_\_ AT \_\_\_\_\_

FILE	PAGE
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[illegible]

FARCELL MINTS

CLARK COUNTY, NEVADA RECORDS  
DEBBIE CONWAY - RECORDER

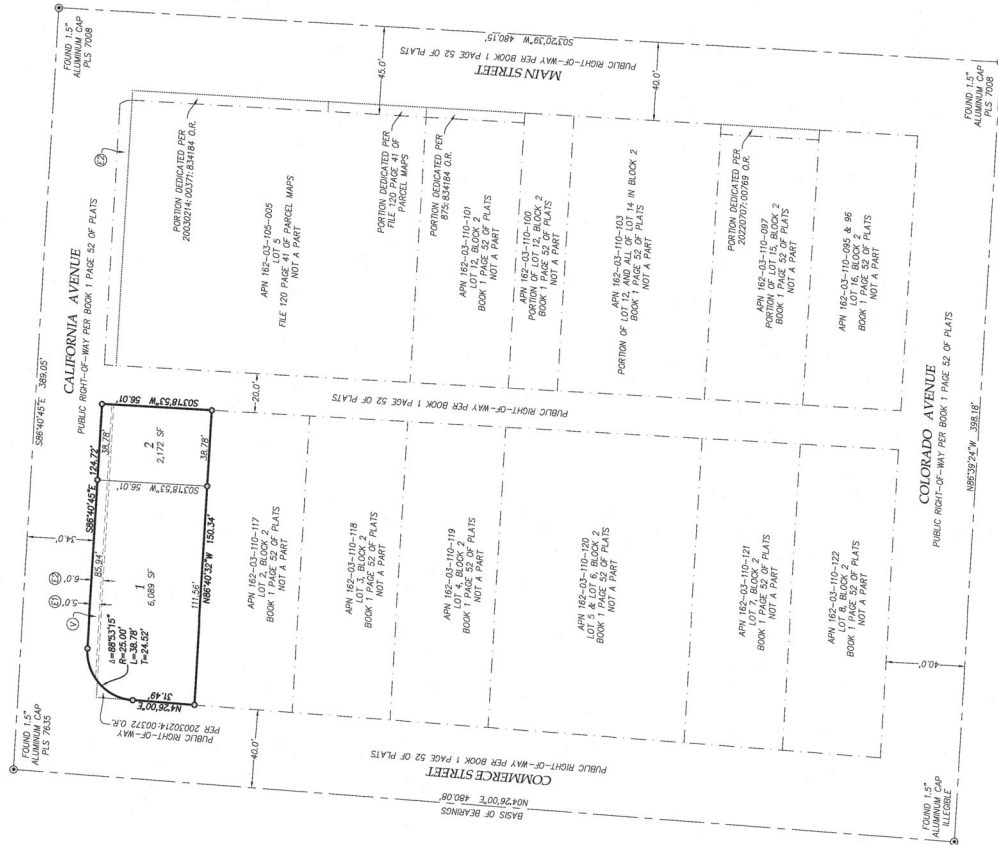
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# PARCEL MAP

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 CALIFORNIA AVENUE VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED IN BOOK 20020614, INSTRUMENT NUMBER 00439, 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



GRAPHIC SCALE  
1" = 50 FT.  
0 50 100



## LEGEND

1	PARCEL NUMBER = 2 TOTAL PARCELS
2	FOUND MONUMENT AS SHOWN AND DESCRIBED
3	SET 5/8" REBAR & ALUMINUM CAP STAMPED PLS 9982
4	ASSESSOR'S PARCEL NO.
5	OFFICIAL RECORDS OF CLARK COUNTY, NEVADA
6	PORTION OF PUBLIC RIGHT-OF-WAY VACATED PER 20020614-00439 O.R.
7	5' WIDE EASEMENT RESERVED FROM THAT CERTAIN ORDER OF VACATION TO THE CITY OF LAS VEGAS, 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
8	6' WIDE PORTION OF PUBLIC RIGHT-OF-WAY VACATED PER 20020614-00439 O.R. ALSO A 5' WIDE EASEMENT RESERVED FROM THAT CERTAIN ORDER OF VACATION TO THE CITY OF LAS VEGAS, 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

## REFERENCES:

BOOK 1 PAGE 52 OF PLATS  
 INSTRUMENT NUMBER 00439  
 20020614-00439 O.R.

