

April 18, 2024

City of Las Vegas  
Planning & Development Department  
495 S Main Street  
Las Vegas, NV 89101

**Re: Justification Letter for Charleston - Mohawk  
Tentative Map Review for a commercial subdivision, 102659-PRE  
Impulse Reference Number JG-2334**

Dear Planner,

The proposed Charleston – Mohawk commercial development is located within the City of Las Vegas, Nevada. The site is specifically located at the northeast corner of the existing Mohawk Street and Charleston Boulevard intersection, specifically the north half (N 1/2) of the northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of the southeast quarter (SE 1/4) of Section 36, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark County, Nevada. The purpose of this letter is to provide justification our tentative map proposal.

We are respectfully requesting a tentative map review for the commercial subdivision of parcels 138-36-803-001, 138-36-803-002, 138-36-803-015, and 138-36-803-016. The development will consist of a 3,623 square foot auto repair garage, a 3,085 square foot convenience store, a 1,415 quick service restaurant, a 3,240 square foot fuel canopy, and a 1,467 square foot quick service restaurant. The site is bounded by undeveloped parcels to the east and south, an existing residential development to the north, and an existing commercial development to the west (across existing Mohawk Street). The variances, site development review, and special use permits were heard and approved by City Council on June 21, 2023. (23-0088 VAR1, VAR2, SUP1, SUP2, SUP3, SUP4, and SDR1).

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,  
Impulse Civil Engineering



Peter J. Laas, P.E.  
Principal  
Cc: Jason Gerber

24-0226  
04/18/2024

$$I = \int F \cdot dt$$