

**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

April 9, 2025

Phyllis Gilland  
Arizona Charlies LLC  
6595 South Jones Boulevard  
Las Vegas, Nevada 89118

**RE: 24-0486 [ZON1, VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 8.01 acres at the southwest corner of Evergreen Avenue and Decatur Boulevard (APNs 138-36-702-001, 138-36-802-002, 138-36-802-003, and 138-36-712-023), Ward 1 (Knudsen).

ABEYANCE - RENOTIFICATION - **24-0486-ZON1** - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) [APNs 138-36-802-002 and 138-36-712-023]

**24-0486-VAR1** - VARIANCE - TO ALLOW 467 PARKING SPACES WHERE 475 SPACES ARE REQUIRED

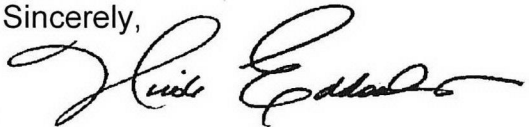
ABEYANCE - RENOTIFICATION - **24-0486-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

ABEYANCE - RENOTIFICATION - **24-0486-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 294 RESIDENTIAL UNITS AND 9,411 SQUARE FEET OF COMMERCIAL AREA WITH A WAIVER OF BUILDING ORIENTATION STANDARDS

24-0486 [ZON1, VAR1, SUP1, AND SDR1] - Page Two  
April 9, 2025

This item is scheduled to be heard again at the May 13, 2025 Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Pete Tran  
Fore Green Development LLC  
1741 Village Center Circle  
Las Vegas, Nevada 89134