



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

July 9, 2025

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

**RE: 25-0058-TMP1**  
**PLANNING COMMISSION MEETING OF JULY 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION 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), C-2 (General Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

5. Per condition #22 of 24-0486-SDR1, dedicate a right turn lane/ bus turn in conformance with Standard Drawing 234.4 as shown on the approved site plan prior to the issuance of permits. Additionally, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). Construction of the bus turnout/right turn lane is required concurrent with the building proposed on this site, unless modified by the approved Traffic Impact Analysis. Grant the Bus Shelter Pad Easement to the RTC.
6. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
  - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easement which are a minimum of twenty feet wide.
  - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - c) On-site sewers are common element privately owned and maintained per the joint Use Agreement of this commercial subdivision.
8. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

12. Comply with all applicable conditions of approval for 24-0486-SDR1 and any other site related actions.

This action by the Planning Commission on July 8, 2025 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after July 15, 2025. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Alison Burk  
Fore Property  
1741 Village Center Circle  
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