



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

June 17, 2026

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

**RE: 26-0052-VAC1**  
**PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Evergreen Avenue and Decatur Boulevard (APNs Multiple), Ward 1 (Knudsen).

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be unused 33 feet of Patent Easements located at southwest corner of Evergreen Avenue and Decatur Boulevard on Assessor Parcel Numbers 138-36-802-002 and 138-36-802-003. Any area required for dedication by 24-0486-SDR1 or 25-0058-TMP1 will be specifically excluded from the Order of Vacation.
2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map related to 25-0058-TMP1 (100575-FMP).
3. Comply with all applicable conditions of approval for Site Development Plan Review (24-0486-SDR) and Tentative Map (25-0058-TMP1).
4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded by 07/08/29 or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

This action by the Planning Commission on **June 16, 2026** is final unless a written appeal is filed with the City Clerk within ten 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 **June 29, 2026**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten 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  
Las Vegas, Nevada 89134

Casey Holderfield  
Kimley-Horn  
6671 South Las Vegas Boulevard, Suite 320  
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