



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) Special Use permit, site development review, rezoning

Project Address (Location) 810 S Decatur

Project Name Decatur Apartments

Proposed Use _____

Assessor's Parcel # (s) 13836702001, 1386712023, 13836802002, 138368003

Ward # 1

General Plan: Existing _____ Proposed ^x _____ **Zoning:** Existing _____ Proposed ^x _____

Additional Information The zoning is uploaded under 103101-PRE

Property Owner Arizona Charlies LLC

Contact Phyllis Gilland

Address 6595 S Jones Blvd

City Las Vegas **State** NV **Zip** 89118

E-mail phyllis.gilland@goldenent.com

Phone 702-495-4446

Applicant Fore Green Development LLC

Contact Pete Tran

Address 1741 Village Center Circle

City Las Vegas **State** NV **Zip** 89134

E-mail ptran@foreproperty.com

Phone 702-562-5418

Representative _____

Contact _____

Address _____

City _____ **State** _____ **Zip** _____

E-mail _____

Phone _____

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 Ordinances.

Property Owner Signature Phyllis A. Gilland

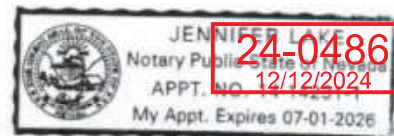
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

Print Name Phyllis A. Gilland

Subscribed and sworn before me

This 26th day of November, 2024

Jennifer Lake
Notary Public in and for said County and State



SITE DATA:

PROPERTY SIZE - 373,845 SF
BUILDING A FOOTPRINT - 54,603 SF
BUILDING B FOOTPRINT - 53,108 SF
IMPERVIOUS
BUILDINGS - 107,711 SF
PAVEMENT - 180,385 SF
TOTAL - 288,096 SF
OPEN SPACE - 85,749 SF
LOT COVERAGE - 28.8%
TOTAL RESIDENTIAL UNITS - 293
DENSITY - 37 DU/AC

PARKING SUMMARY:

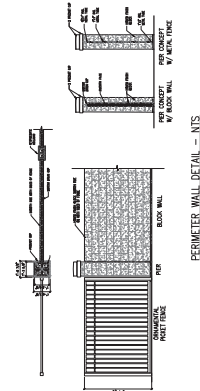
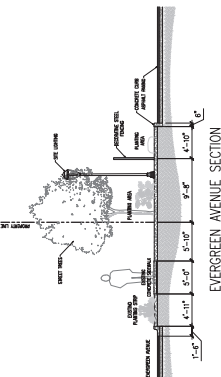
PARKING REQUIRED

RESIDENTIAL	NO. OF UNIT	REQUIRED
1-BED	173	216
2-BED	120	210
VISITOR	293	49
TOTAL		475
RETAIL		48

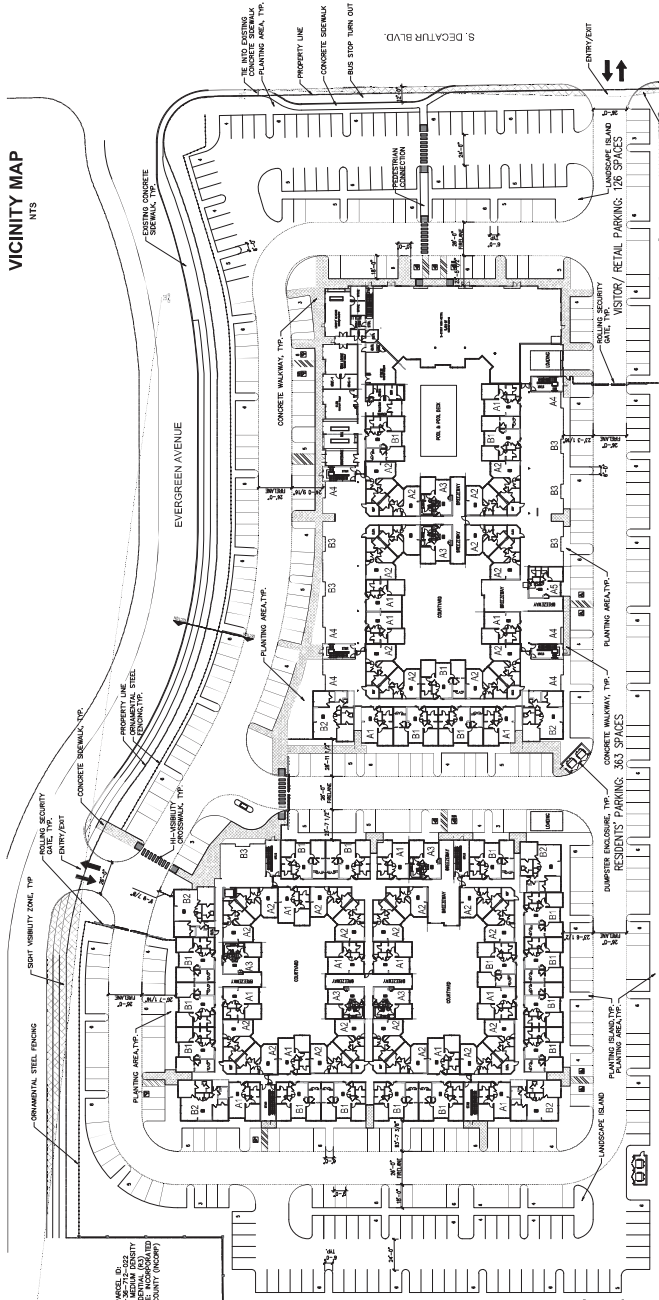
WORST-CASE SCENARIO PER
MAJ DEVELOPMENTS-ALTERNATIVE:
475X100%+48X0%=475 REQUIRED

PARKING PROVIDED

STANDARD	477
ACCESSIBLE	10
VAN ACCESSIBLE	3
TOTAL	490



VICINITY MAP
NTS



BUILDING B (50 UNITS AT G/F)

BUILDING A (39 UNITS AT G/F)



SCALE: 1" = 40'-0"

OVERALL SITE PLAN 1

SITE PLAN
L100

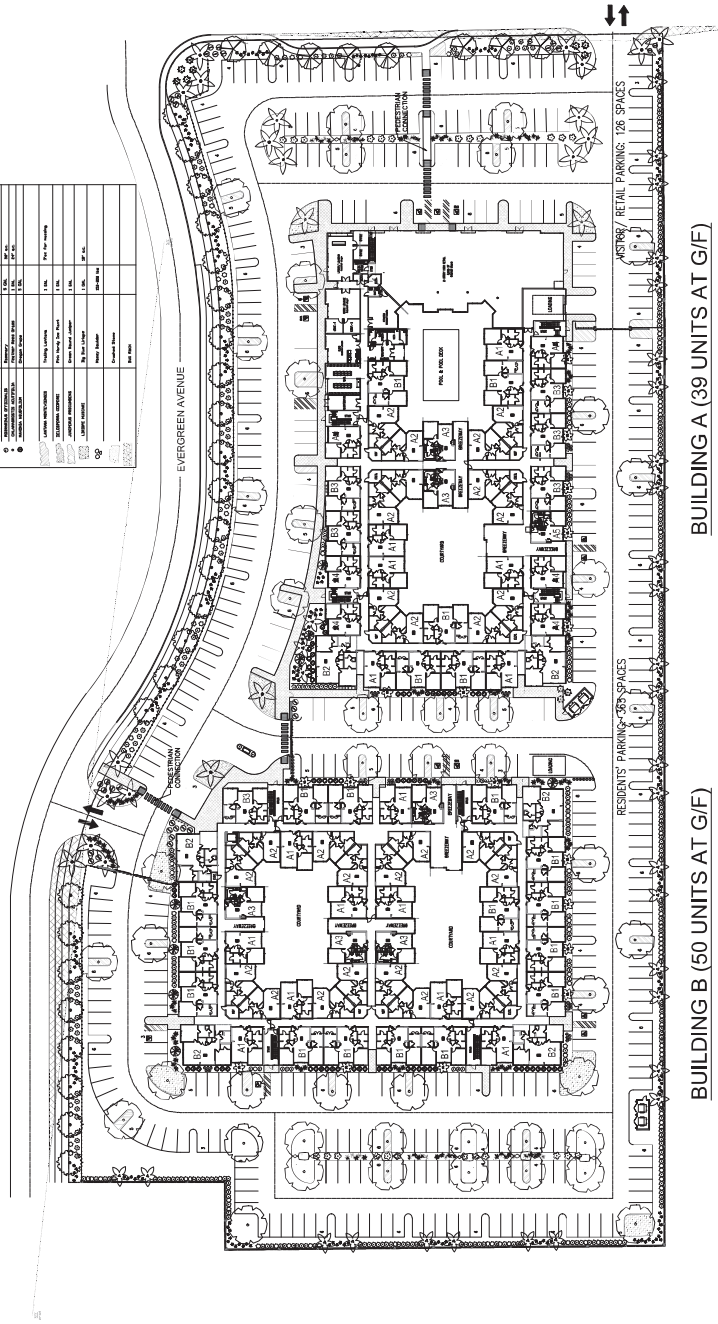
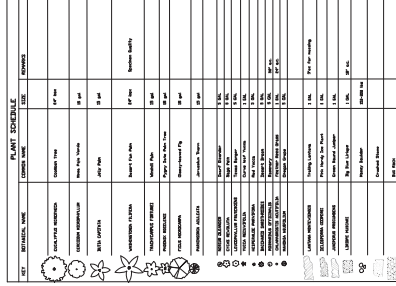
EDI
INTERNATIONAL
ED International, LLC
Suite 400
10000 W. Sahara Avenue
Las Vegas, NV 89135
Phone: 703.735-0000
Fax: 703.735-0000
www.ediinternational.com
11000 W. Sahara Avenue, Suite 400
Las Vegas, NV 89135

DECATUR AND EVERGREEN
LAS VEGAS, NV
FORE PROPERTY CO.



NO.	DATE	REVISION
1	12/12/2024	ISSUED FOR PERMIT

Project No. 24002
Issued: 12/12/2024
Drawing Title: OVERALL SITE PLAN



BUILDING A (39 UNITS AT G/F)

BUILDING B (50 UNITS AT G/F)

[illegible]

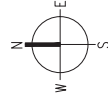
Project No.	24002
Issued:	ENTITLEMENT SET
Issue Date:	10/08/2024

BUILDING FLOOR PLAN

Scale: 1" = 30'-0"

DRAWING NUMBER
A101

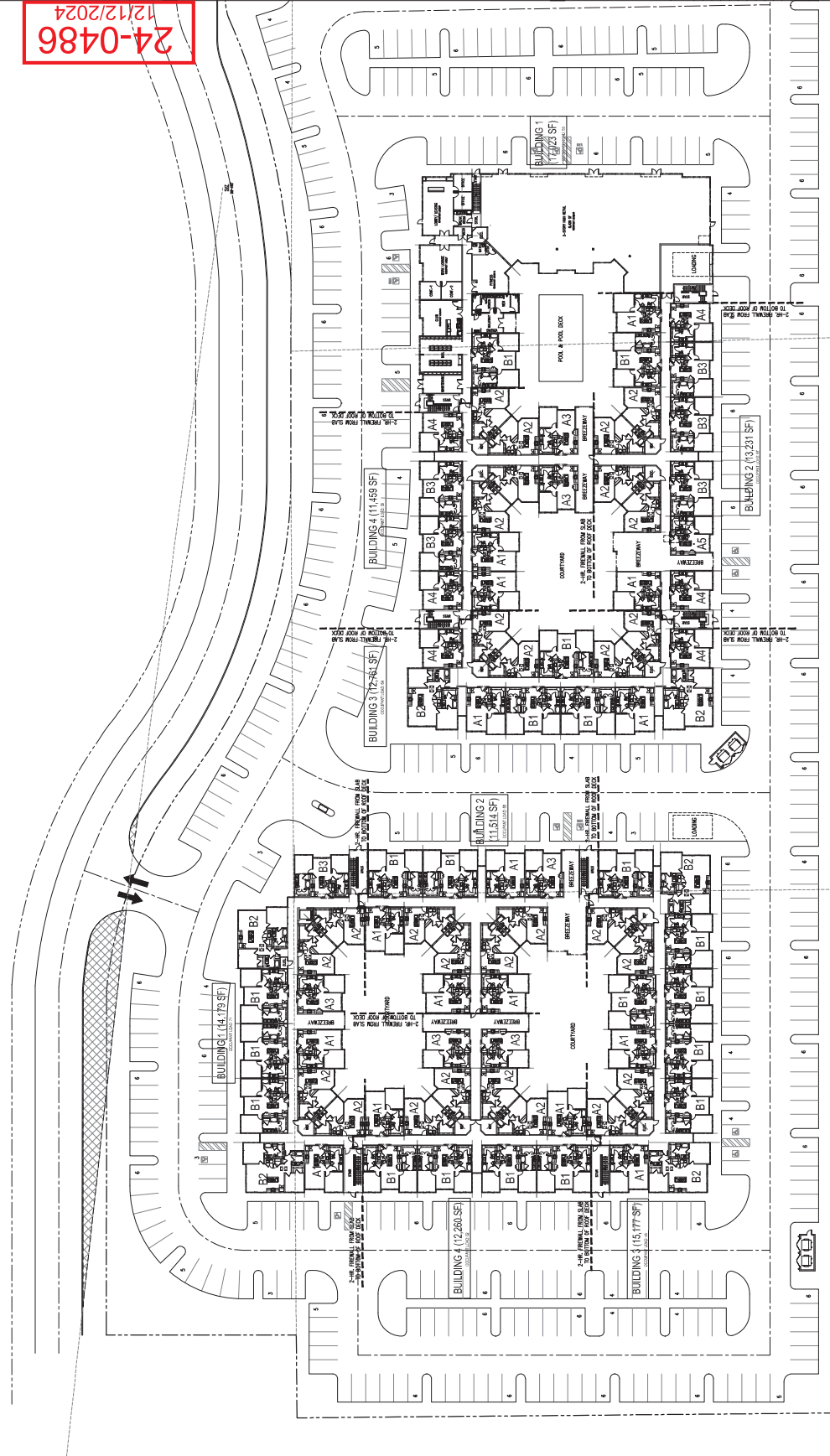
BUILDING PLAN



BUILDING A (39 UNITS AT G/F)

BUILDING B (50 UNITS AT G/F)

GROUND FLOOR PLAN 1



[illegible]

Project No.	24002
Issued:	ENTITLEMENT SET
Issue Date:	10/08/2024

BUILDING FLOOR PLAN

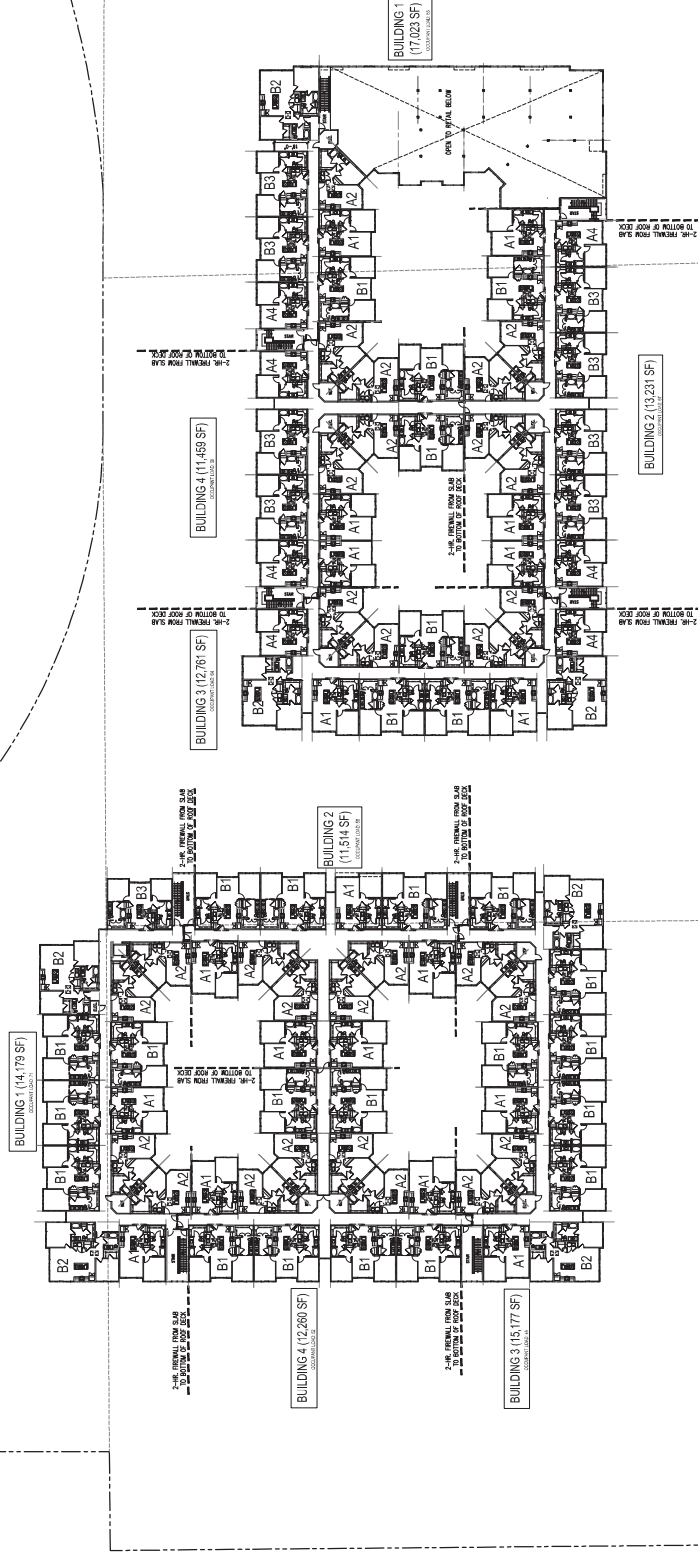
Scale: 1" = 30'-0"

DRAWING NUMBER
A102

BUILDING PLAN

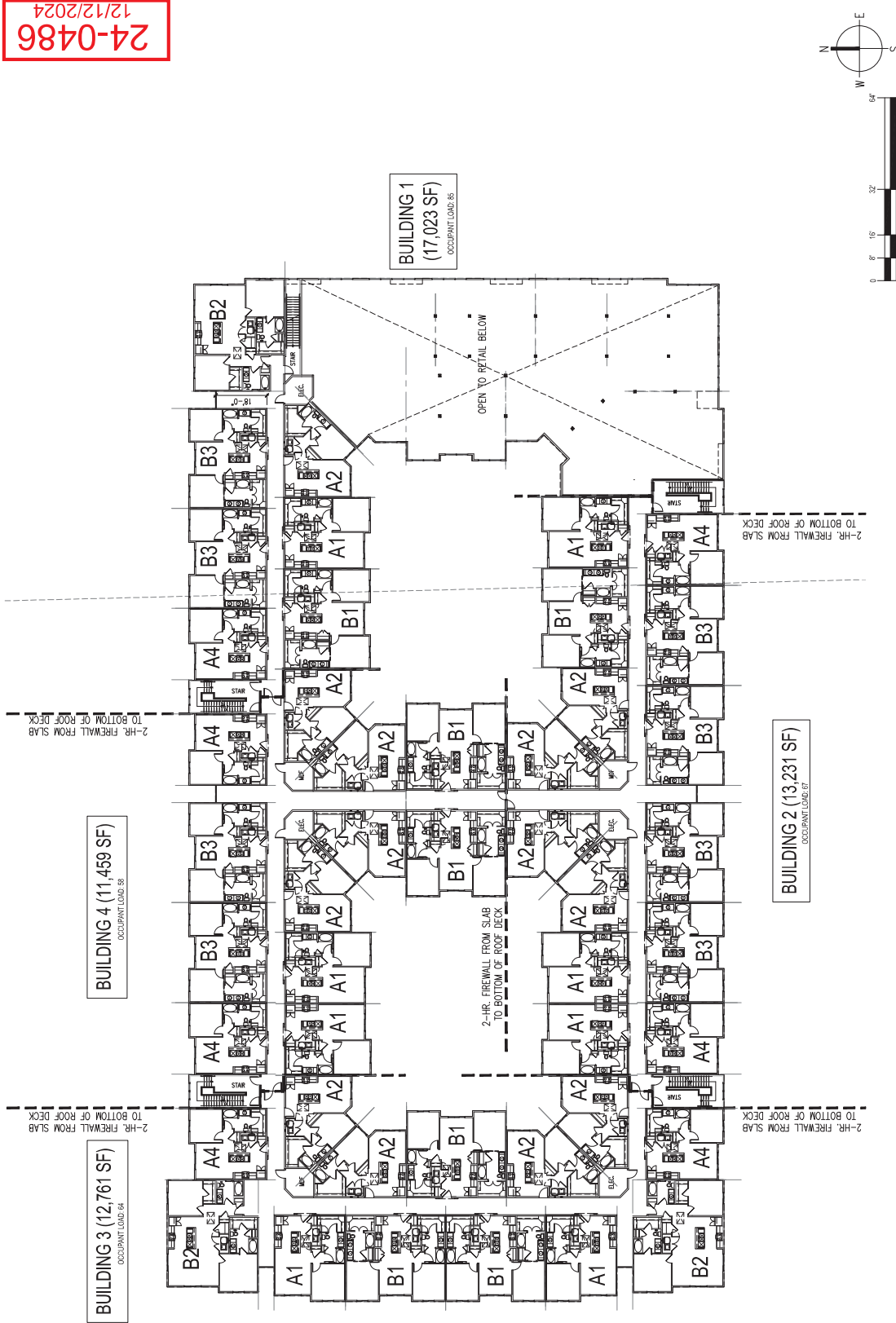


2ND FLOOR PLAN	1
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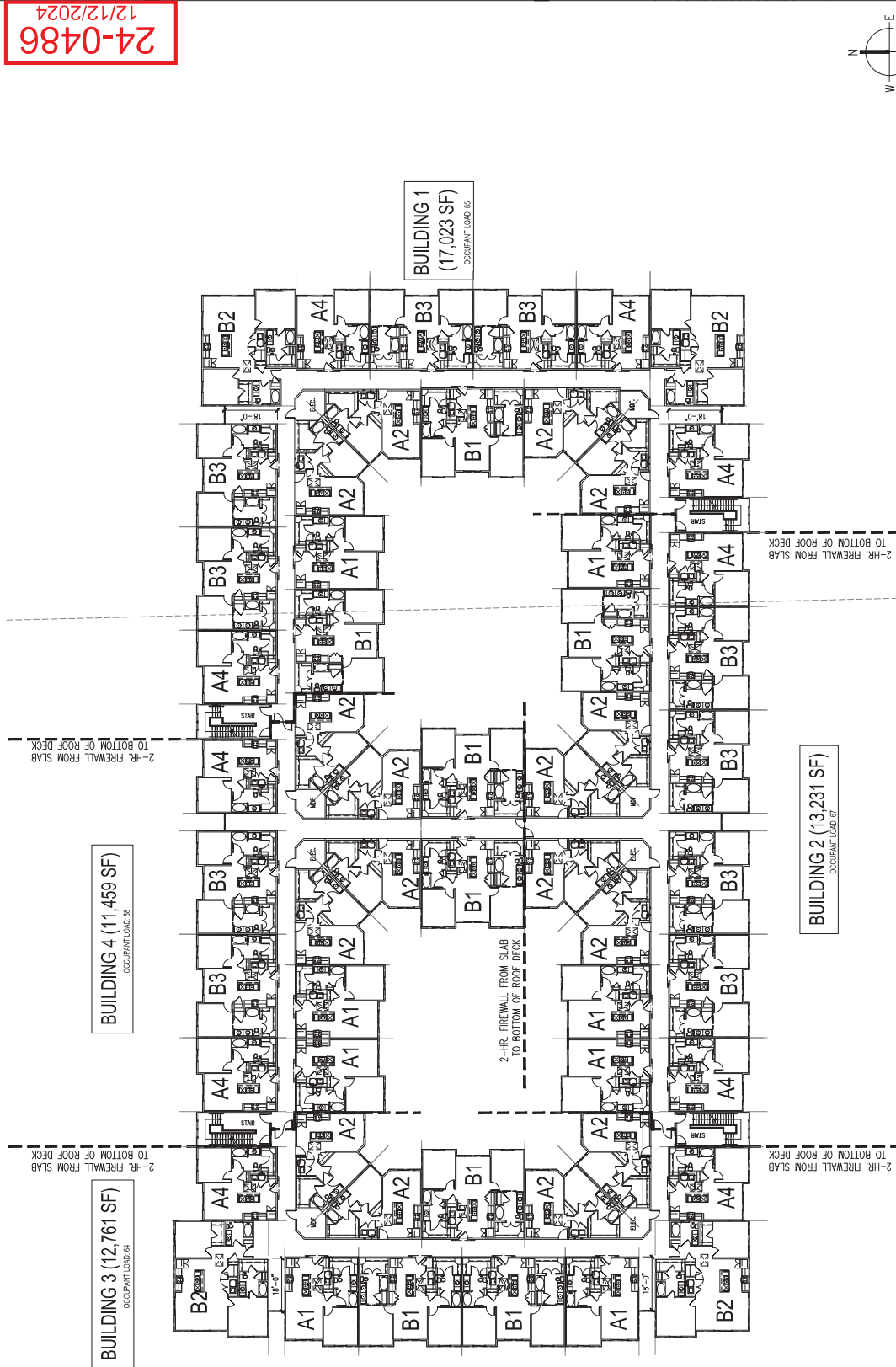


BUILDING PLAN

BUILDING A GROUND FLOOR PLAN	1
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BUILDING A SECOND FLOOR PLAN	1
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BUILDING A THIRD FLOOR PLAN	1
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ARCHITECT: BRITTEN L. PERKINS
REGISTRATION NO.: 4915
COMPANY: INTERNATIONAL
FIRM ENTITY #: E031307215-8

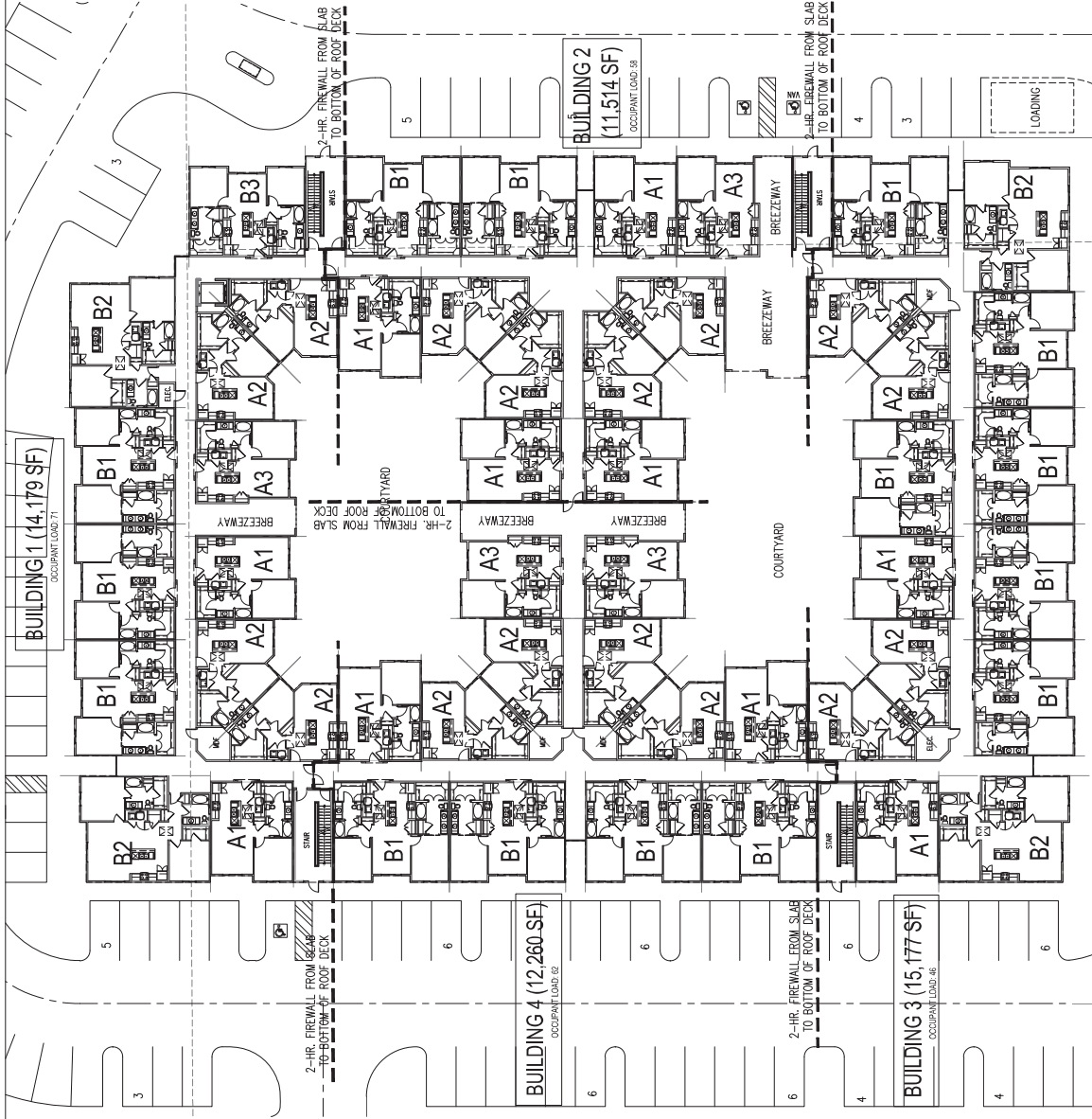
[illegible]

Project No.	24002
Issued:	ENTITLEMENT SE
Issue Date:	10/08/2024
DRAWING TITLE	

BUILDING B FLOOR PLAN

Scale: 1/16" = 1'-0"

BUILDING PLAN



BUILDING B GROUND FLOOR PLAN 1

24-0486
12/12/2024

[illegible]

Project No.	24002
Issued:	ENTITLEMENT SET
Issue Date:	10/08/2024
DRAWING TITLE	

Scale: 1/16" = 1'-0"

BUILDING PLAN



BUILDING B SECOND TO THIRD FLOOR PLAN 1

<p>KEYNOTES</p> <ol style="list-style-type: none"> 1 STUCCO COLOR #1: SW942Z-STUCCO 2 STUCCO COLOR #2: SW944A-CROWN 3 BRINDLE 4 STUCCO COLOR #3: SW944A-CROWN 5 HORIZONTAL LAP SIDING COLOR #4: SW9106 - EL CARAMELO 6 STUCCO COLOR #5: SW9106 - EL CARAMELO 7 URBANE BRONZE 8 URBANE BRONZE 9 URBANE BRONZE 10 URBANE BRONZE 11 URBANE BRONZE 12 URBANE BRONZE 13 URBANE BRONZE 14 URBANE BRONZE 15 URBANE BRONZE 16 URBANE BRONZE 17 URBANE BRONZE 18 URBANE BRONZE 19 URBANE BRONZE 20 URBANE BRONZE 21 URBANE BRONZE 22 URBANE BRONZE 23 URBANE BRONZE 24 URBANE BRONZE 25 URBANE BRONZE 26 URBANE BRONZE 27 URBANE BRONZE 28 URBANE BRONZE 29 URBANE BRONZE 30 URBANE BRONZE 31 URBANE BRONZE 32 URBANE BRONZE 33 URBANE BRONZE 34 URBANE BRONZE 35 URBANE BRONZE 36 URBANE BRONZE 37 URBANE BRONZE 38 URBANE BRONZE 39 URBANE BRONZE 40 URBANE BRONZE 41 URBANE BRONZE 42 URBANE BRONZE 43 URBANE BRONZE 44 URBANE BRONZE 45 URBANE BRONZE 46 URBANE BRONZE 47 URBANE BRONZE 48 URBANE BRONZE 49 URBANE BRONZE 50 URBANE BRONZE 51 URBANE BRONZE 52 URBANE BRONZE 53 URBANE BRONZE 54 URBANE BRONZE 55 URBANE BRONZE 56 URBANE BRONZE 57 URBANE BRONZE 58 URBANE BRONZE 59 URBANE BRONZE 60 URBANE BRONZE 61 URBANE BRONZE 62 URBANE BRONZE 63 URBANE BRONZE 64 URBANE BRONZE 65 URBANE BRONZE 66 URBANE BRONZE 67 URBANE BRONZE 68 URBANE BRONZE 69 URBANE BRONZE 70 URBANE BRONZE 71 URBANE BRONZE 72 URBANE BRONZE 73 URBANE BRONZE 74 URBANE BRONZE 75 URBANE BRONZE 76 URBANE BRONZE 77 URBANE BRONZE 78 URBANE BRONZE 79 URBANE BRONZE 80 URBANE BRONZE 81 URBANE BRONZE 82 URBANE BRONZE 83 URBANE BRONZE 84 URBANE BRONZE 85 URBANE BRONZE 86 URBANE BRONZE 87 URBANE BRONZE 88 URBANE BRONZE 89 URBANE BRONZE 90 URBANE BRONZE 91 URBANE BRONZE 92 URBANE BRONZE 93 URBANE BRONZE 94 URBANE BRONZE 95 URBANE BRONZE 96 URBANE BRONZE 97 URBANE BRONZE 98 URBANE BRONZE 99 URBANE BRONZE 100 URBANE BRONZE 	<p>BUILDING B COURTYARD 2 WEST ELEVATION 8</p>	<p>BUILDING B COURTYARD 2 EAST ELEVATION 7</p>	<p>BUILDING B COURTYARD 2 SOUTH ELEVATION 6</p>
<p>BUILDING B COURTYARD 1 WEST ELEVATION 4</p>	<p>BUILDING B COURTYARD 1 EAST ELEVATION 3</p>	<p>BUILDING B COURTYARD 1 SOUTH ELEVATION 2</p>	<p>BUILDING B COURTYARD 1 NORTH ELEVATION 1</p>

