



# 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 <sup>x</sup> \_\_\_\_\_ **Zoning:** Existing \_\_\_\_\_ Proposed <sup>x</sup> \_\_\_\_\_

**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

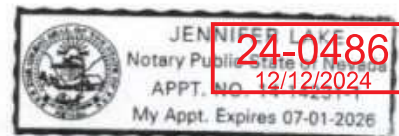
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps.

**Print Name** Phyllis A. Gilland

Subscribed and sworn before me

This 26<sup>th</sup> day of November, 2024

Jennifer Lake  
Notary Public in and for said County and State



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
<b>TOTAL</b>	<b>288,096 SF</b>
OPEN SPACE	85,749 SF
LOT COVERAGE - 28.8%	
TOTAL RESIDENTIAL UNITS - 293	
DENSITY - 37 DU/AC	

PARKING REQUIRED

RESIDENTIAL	NO. OF UNIT	REQUIRED
1-BED	173	216
2-BED	120	210
VISITOR	293	49
<b>TOTAL</b>		<b>475</b>

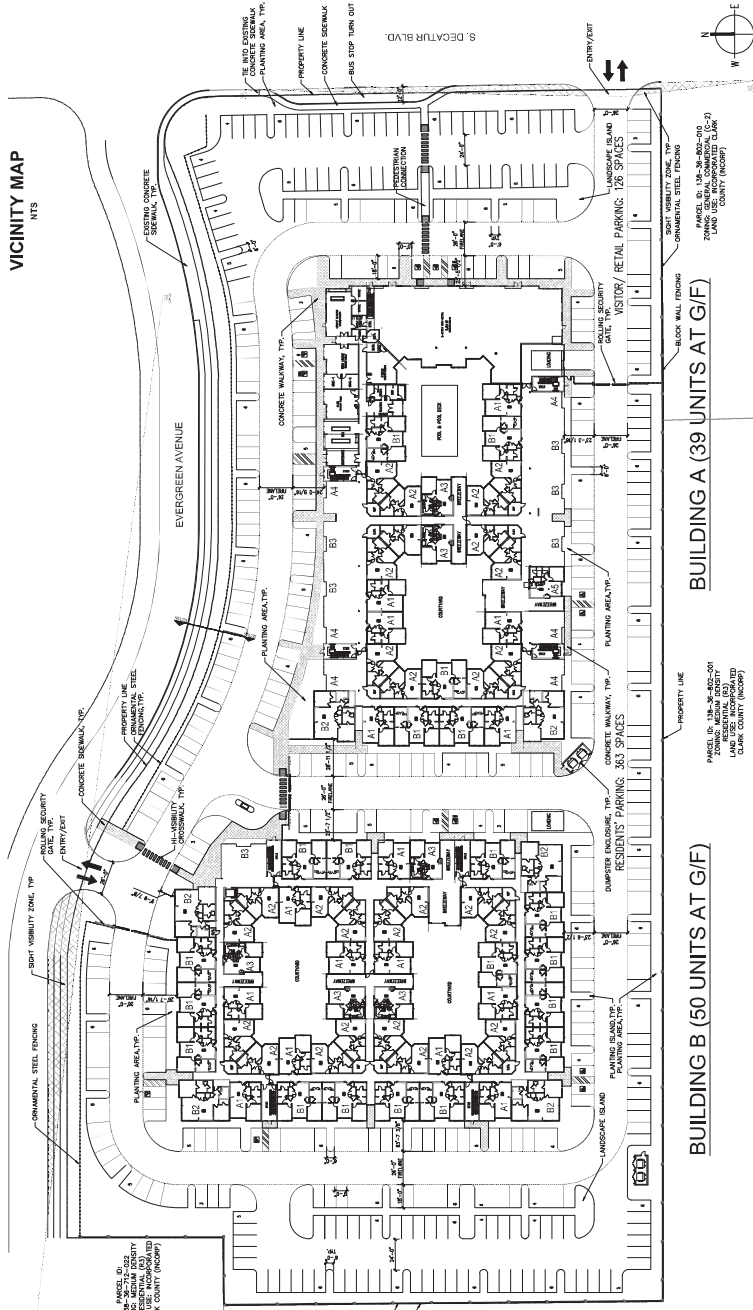
  

<b>RETAIL</b>	<b>48</b>
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WORST-CASE SCENARIO PER  
M-J DEVELOPMENTS-ALTERNATIVE:  
475X100%+48X0%=475 REQUIRED

STANDARD	477
ACCESSIBLE	10
VAN ACCESSIBLE	3
<b>TOTAL</b>	<b>490</b>

PARCEL ID: 138-36-802-001  
ZONING: MEDIUM DENSITY  
RESIDENTIAL (R3)  
LAND USE: INCORPORATED  
CLARK COUNTY (INCCRP)



DECATUR AND EVERGREEN  
LAS VEGAS, NV  
FORE PROPERTY CO.



NO.	DATE	ISSUE

Project No.	24002
Issued:	ENTITLEMENT SE
Issue Date:	02/03/2024

SITE PLAN

L100  
CRAWLING NUMBER

OVERALL SITE PLAN	1
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OVERALL SITE PLAN	1
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[illegible]

BUILDING A (39 UNITS AT G/F)

BUILDING B (50 UNITS AT G/F)



24-0486  
12/12/2024



NO.	DATE	DESCRIPTION
1	12/12/2024	ISSUED FOR PERMIT
2	12/12/2024	REVISED PER COMMENTS
3	12/12/2024	REVISED PER COMMENTS
4	12/12/2024	REVISED PER COMMENTS
5	12/12/2024	REVISED PER COMMENTS
6	12/12/2024	REVISED PER COMMENTS
7	12/12/2024	REVISED PER COMMENTS
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99	12/12/2024	REVISED PER COMMENTS
100	12/12/2024	REVISED PER COMMENTS

Project No.	24002
Issued:	ENTIREMENT SET
Base Date:	10/26/2024

DRAWING TITLE

BUILDING FLOOR PLAN

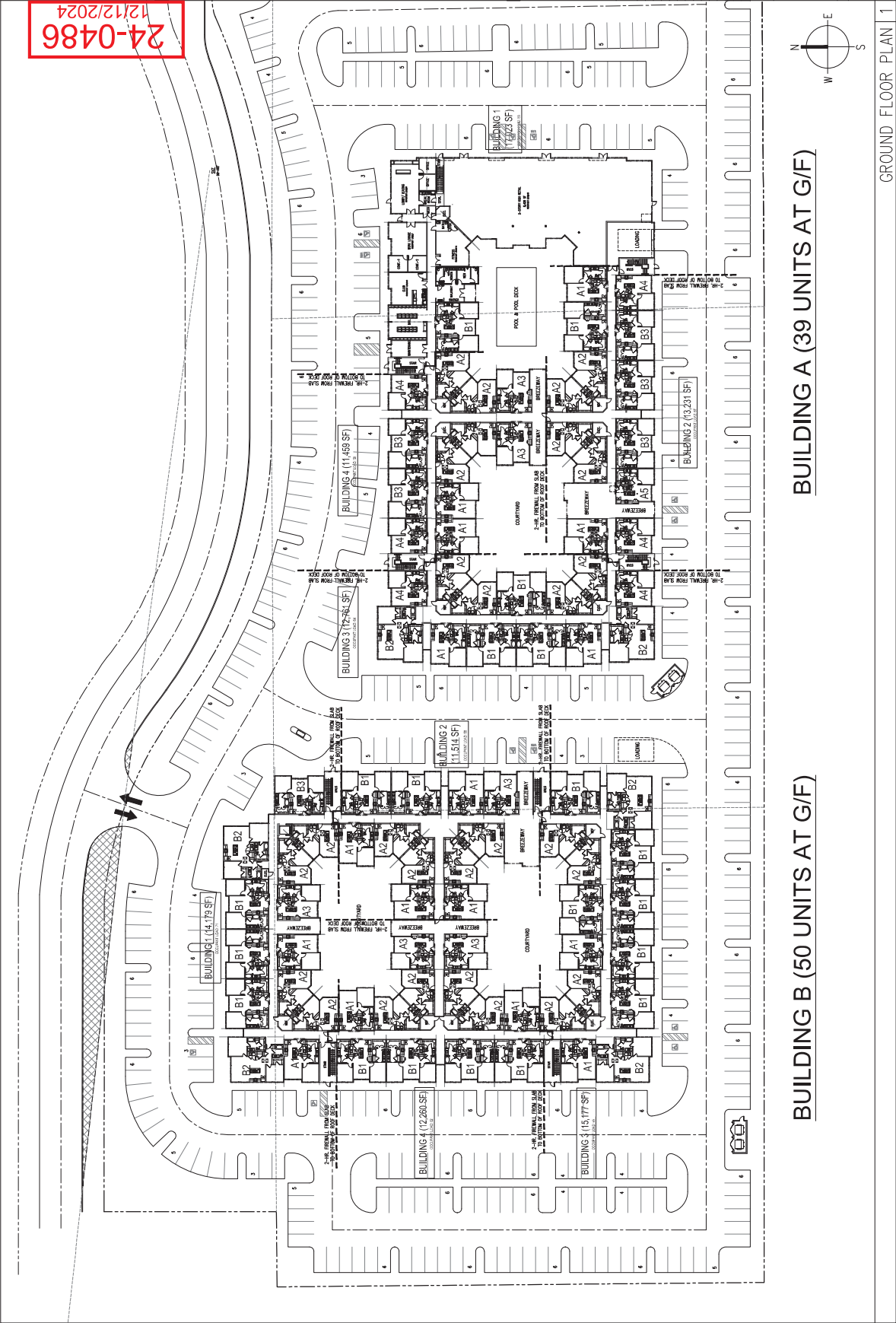
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DRAWING NUMBER

A101

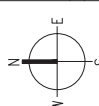
BUILDING PLAN

GROUND FLOOR PLAN 1

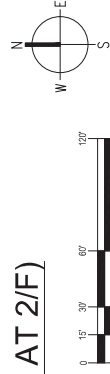
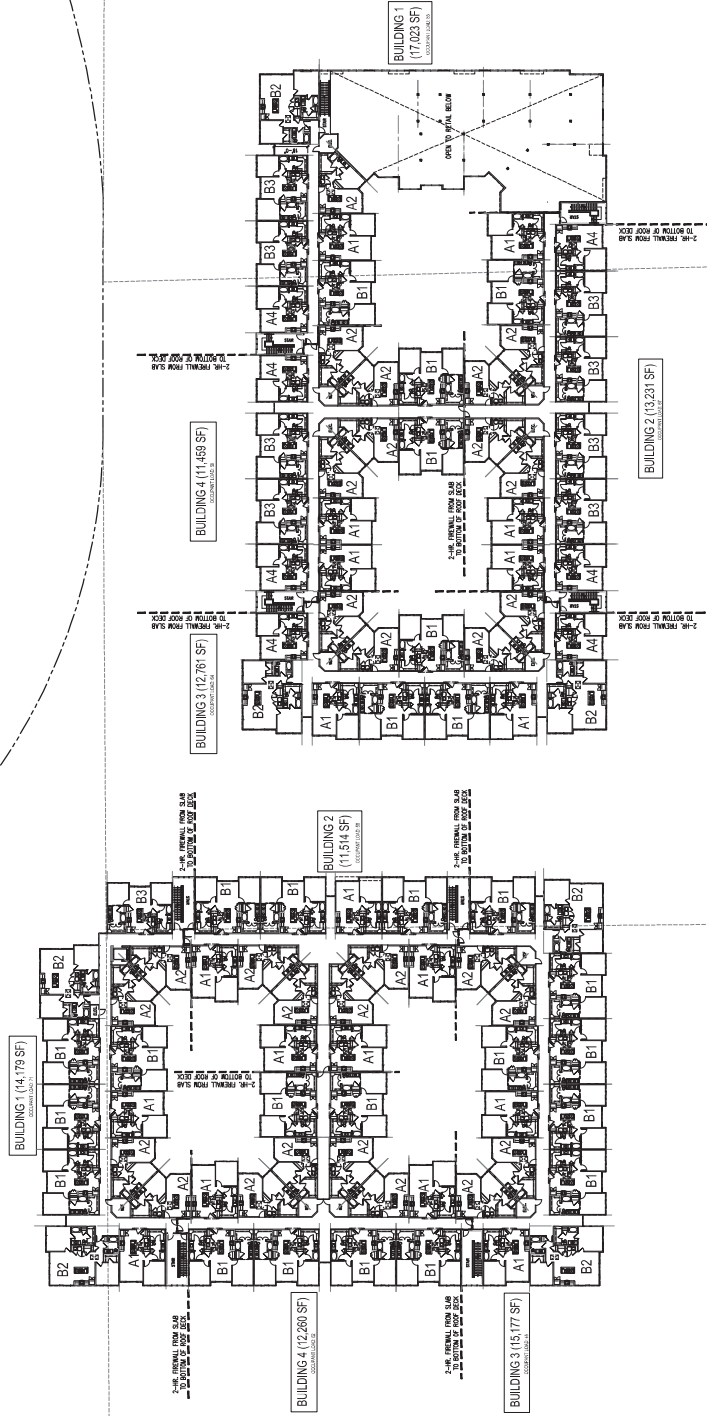


BUILDING A (39 UNITS AT G/F)

BUILDING B (50 UNITS AT G/F)







BUILDING A (46 UNITS AT 2/F)

BUILDING B (51 UNITS AT 2/F)



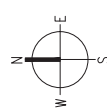
FORE PROPERTY CO.



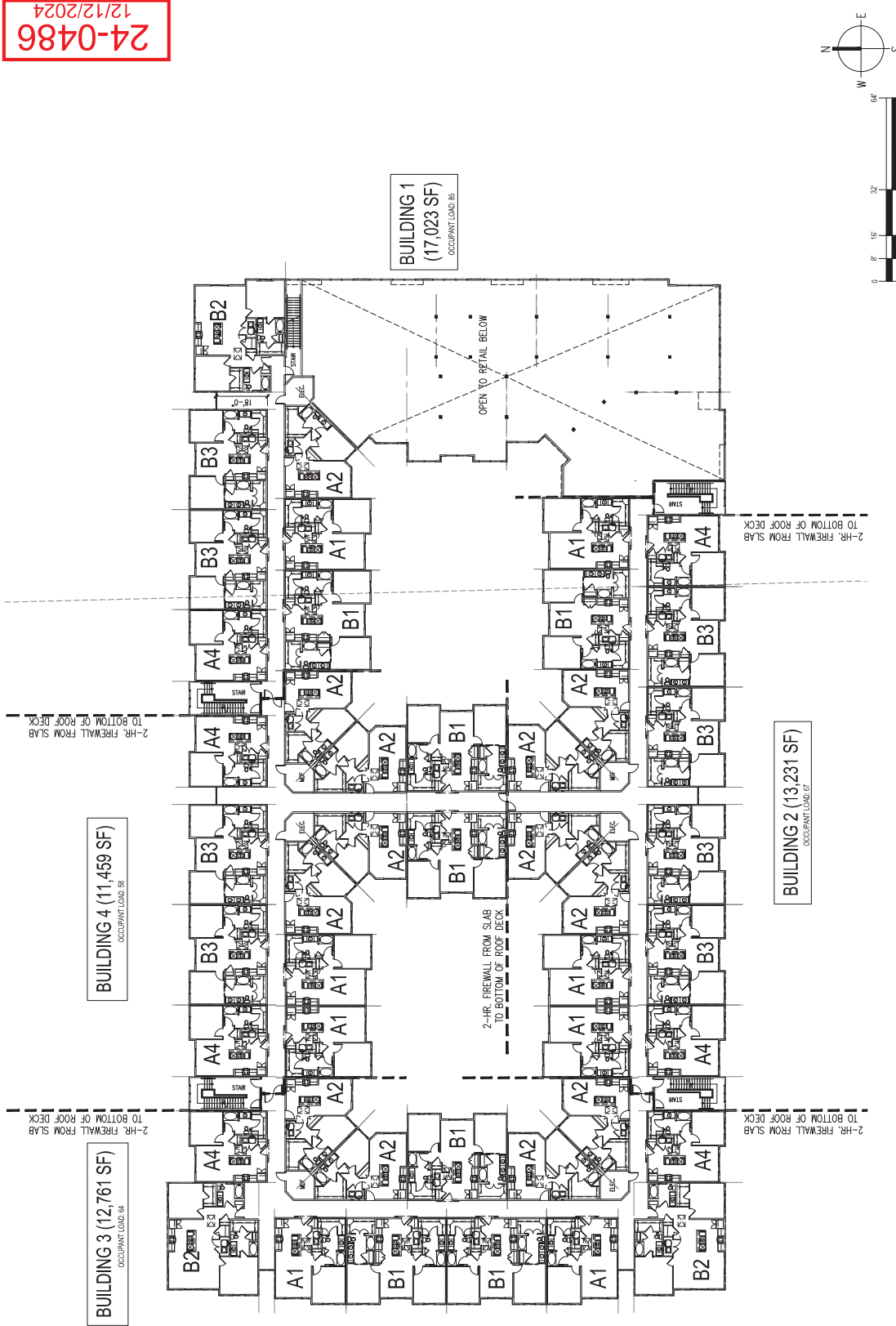
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Issued:	ENTITLEMENT SE
Issue Date:	10/08/2024
DRAWING TITLE	

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DRAWING NUMBER  
A111

BUILDING A GROUND FLOOR PLAN	1
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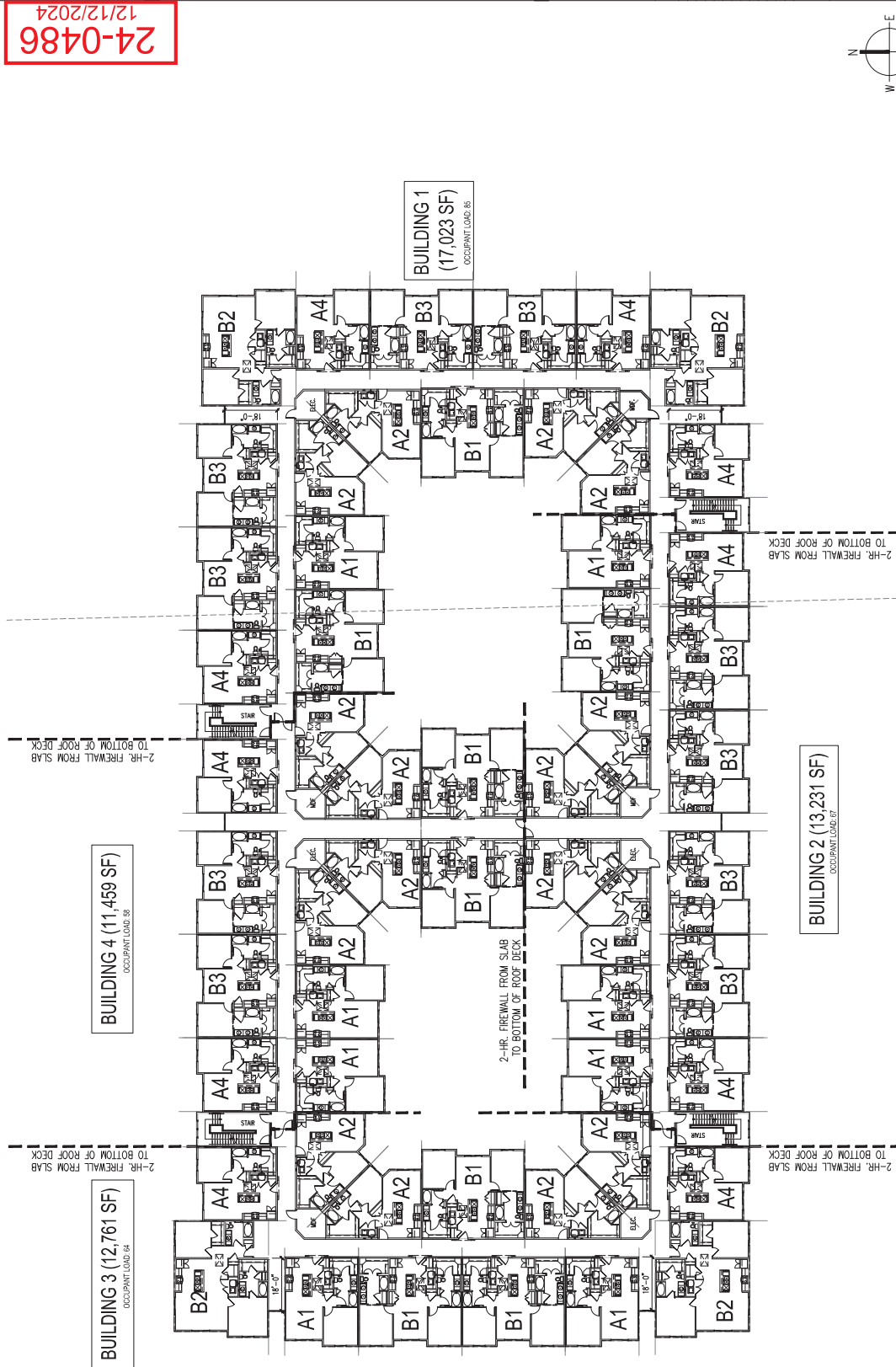


BUILDING A GROUND FLOOR PLAN	1
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BUILDING A SECOND FLOOR PLAN	1
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BUILDING A THIRD FLOOR PLAN	1
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**DECATUR AND EVERGREEN**  
LAS VEGAS, NV  
FORE PROPERTY CO.



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	

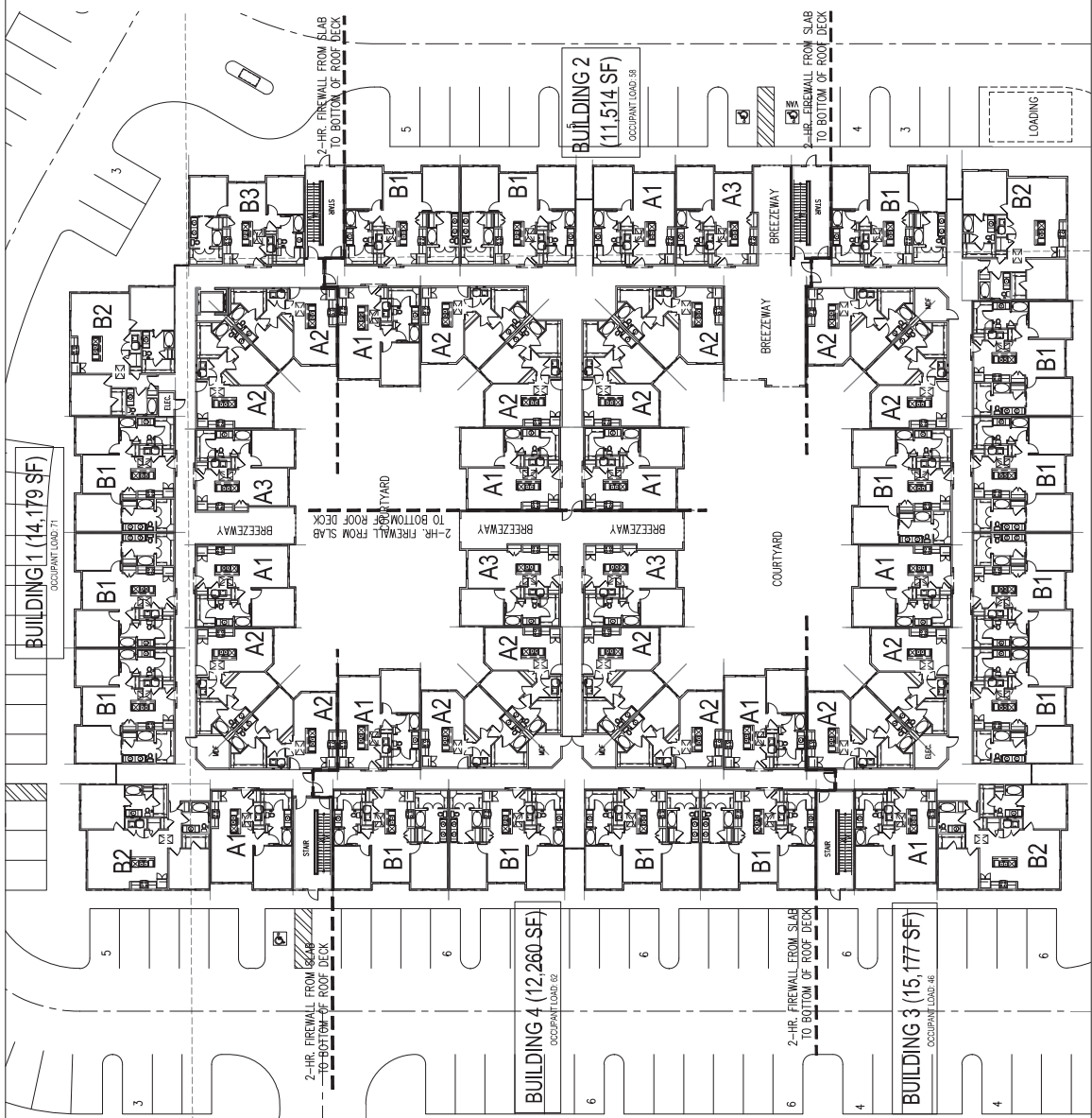
BUILDING B FLOOR PLAN

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

BUILDING PLAN



BUILDING B GROUND FLOOR PLAN 1



24-0486  
12/12/2024



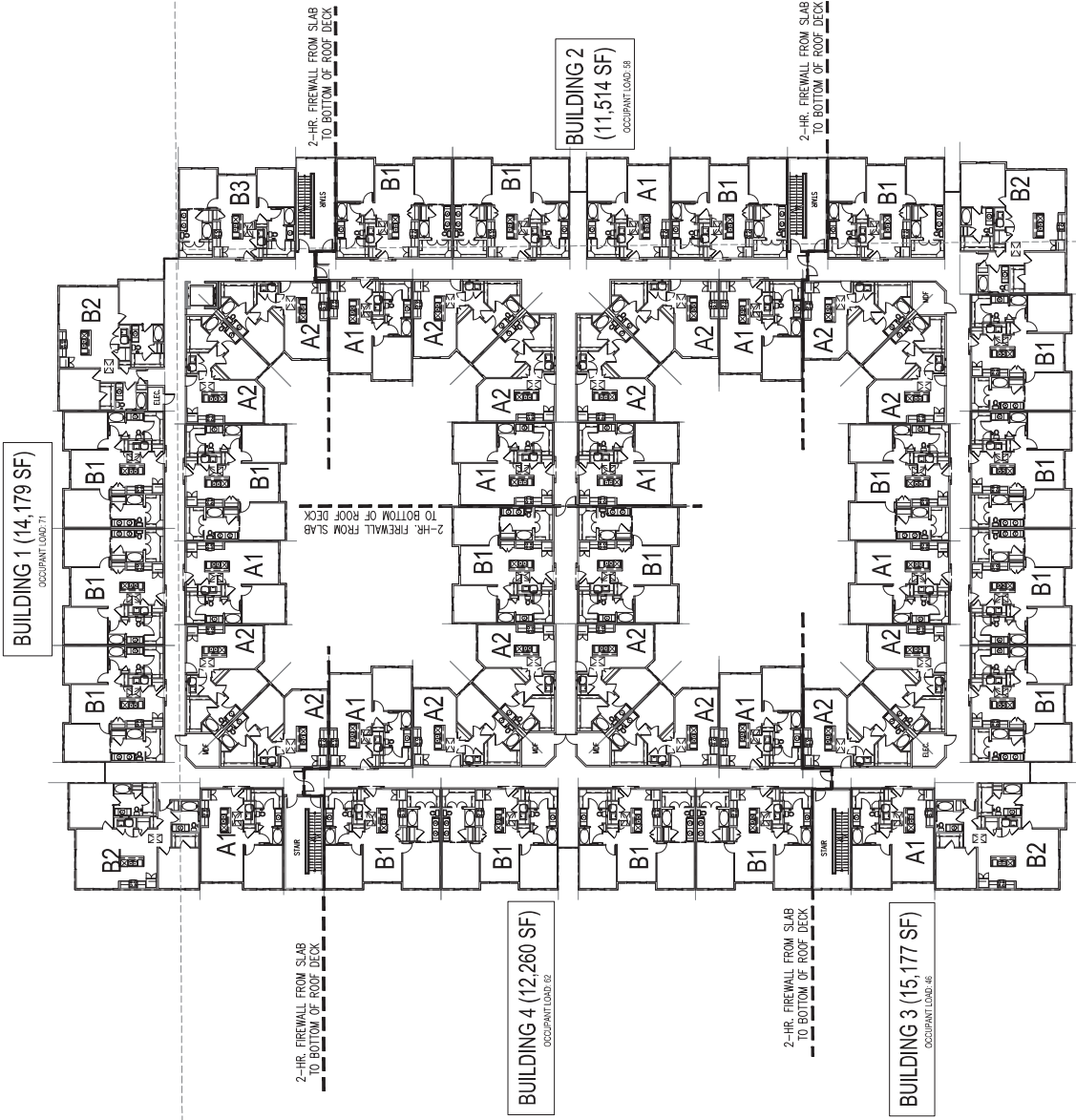
08-15-2020  
ARCHITECT: BRITTEN L. PERKINS  
REGISTRATION NO.: 4915  
COMPANY: INTERNATIONAL PAPER  
FIRM IDENTITY #: E031072158

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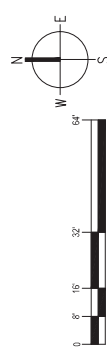
Project No.	24002
Issued:	ENTITLEMENT SET
Issue Date:	10/08/2024
DRAWING TITLE	

Scale: 1/16" = 1'-0"  
DRAWING NUMBER  
A122

BUILDING PLAN



BUILDING B SECOND TO THIRD FLOOR PLAN 1

















[illegible]



	<p>BUILDING B COURTYARD 2 WEST ELEVATION 8</p>		<p>BUILDING B COURTYARD 1 WEST ELEVATION 4</p>		<p>BUILDING B COURTYARD 2 EAST ELEVATION 7</p>		<p>BUILDING B COURTYARD 2 SOUTH ELEVATION 6</p>		<p>BUILDING B COURTYARD 1 EAST ELEVATION 3</p>		<p>BUILDING B COURTYARD 2 NORTH ELEVATION 5</p>		<p>BUILDING B COURTYARD 1 NORTH ELEVATION 1</p>
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[illegible]



24-0486  
12/12/2024