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October 16, 2024

VIA ELECTRONIC UPLOAD

CITY OF LAS VEGAS PLANNING AND ZONING
495 Main Street, 3rd Floor
Las Vegas, Nevada 89106

**Re: *Justification Letter – Tentative Map
Schulman Development
Charleston and Grand Central Parkway***

To Whom It May Concern:

This firm represents Schulman Development, (the “Applicant”) in the above referenced matter. The project is located on approximately 5.9 acres northeast corner of Charleston and Grand Central Parkway (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 139-33-810-003 and 004. The Site is zoned Planned Development District (PD) and is located within Area 1 of the Downtown Las Vegas Master Plan.

The Applicant is submitting a tentative map for the corresponding mixed-use development currently pending and set to be heard by the Las Vegas City Council on November 6, 2024 (23-0661). The tentative map will allow the Applicant to map out the 254 condo/hotel units for individual sale. The submitted tentative map and checklist meets the requirements for submittal.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

24-0511
10/16/2024