

September 24, 2024

VIA ELECTRONIC UPLOAD

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

**Re: *Justification Letter – Design Review, Waiver, and Vacation
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 requesting to develop a mixed-use project including a boutique hotel, medical office space, tavern and gym.

The Site is ideal for a mixed-use development as it is located east of the North Premium Outlets, south of the Clark County Government Center, and within close proximity to the City of Las Vegas Medical District. The hotel on the Site will not only provide support to the existing commercial in the area, but will provide additional transient stay options for those living, working, or visiting the area. The Applicant has been developing Class A multi-family and mixed-use developments throughout the Las Vegas Valley for decades and hopes to expand to the proposed Site.

Applicant is requesting a design review to allow for a total of 254 hotel condominium units (a tentative map will be submitted at a later time), 78,000 square feet of medical offices, a tavern and a gym, dispersed between two (2) buildings. Building 1 is a total of 6-stories with a gym on the roof and a maximum height of 85-feet. Building 2 is a total of 6-stores with stadium parking on the first two levels and a maximum height of 94-feet, 10-inches. The buildings will be comprised of painted stucco, concrete and stone finishes, metal accents, and large decorative windows.

The site plan shows a total of 638 parking spaces to ensure adequate parking is provided throughout the project for guests. 566 of those spaces will be located within the parking garage of Buildings 1 and 2 with surface parking located on the eastern and northern portions of the Site. The project will include a clubhouse with high-end amenities for guests, including a gym, recreation courts, a resort style pool and spa, and various outdoor spaces including a garden area.

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dog park. The majority of the outdoor amenity space will be located central to the Site, providing an intimate community feel for future guests.

The proposed development will also include a 4,452 square foot restaurant/tavern (including the restrooms and hallway), strategically designed to serve as a dynamic bar and restaurant. The primary objective is to enrich the lives of residents and guests, fostering a sense of community and to provide an added value to the area.

As part of this initiative, the Applicant aims to introduce a limited, exclusive membership club with a special emphasis on rooftop sports activities. 4,400 square feet of the gym will be outdoor. The intention is to activate this rooftop haven, not only for sports enthusiasts but also for a variety of social events that will bring the community together.

The membership perks extend beyond sports to include access to a gym, co-working lounge, and other premium amenities. Emphasizing quality over quantity, the club will operate with a limited number of members, ensuring an intimate and exclusive experience.

The Applicant is also requesting a waiver to not provide commercial/retail along the ground level of the parking garage as required per Section C(c)(iii) of the Downtown Las Vegas Master Plan Standards. With the significant amount of commercial that exists in the immediate area with the North Premium Outlets directly to the east, the Applicant believes the waiver is appropriate and will not impact the general area's need for commercial uses.

Lastly, the Applicant is requesting to vacate a portion of right-of-way located along Grand Central Parkway and a portion of right-of-way located along Iron Horse Court. Both requests will not impact the current traffic flows in the area and will allow for appropriate development of the Site and access from Iron Horse Court. Along both Grand Central and Iron Horse Court, the requested portion of right-of-ways to be vacated are currently existing landscaping which will be utilized as part of the proposed development and will therefore not impact the existing right-of-ways.

The developer intends to design and permit the pool, interior courtyard, pool building, landscaping, and other related amenities separately from the remainder of the condo hotel and medical buildings so that utilities and related infrastructure are not intermingled. This will allow the pool area and courtyard to be completed much sooner than the buildings and can be used as a marketing tool and pre-sale for potential buyers of the units.

We believe that a project such as this will contribute significantly to the cultural and recreational landscape of Downtown Las Vegas. Therefore, the Applicant respectfully requests consideration of approval of this project.

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Thank you in advance for your consideration. We look forward to discussing the project in more detail moving forward. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

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