

LAS VEGAS OFFICE
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Las Vegas, NV 89135
T: 702.792.7000
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KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

March 7, 2024

VIA EMAIL

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
495 S. Main Street
Las Vegas, NV 89101
plowenstein@lasvegasnevada.gov

**Re: Request for Hold
Schulman Properties, LLC - Charleston/Grand Central Parkway
23-0661 (SUP1, SUP2, VAC1 & SDR1) - Item No. 21**

Dear Mr. Lowenstein:

Please be advised that this office represents the Applicant in the above-referenced matter. This item is scheduled to be heard at the Las Vegas Planning Commission hearing on **March 12, 2024**. We respectfully request it be held in abeyance for 30 days or until the **April 9, 2024** Las Vegas Planning Commission hearing. This request is to allow for coordination with Public Works as it relates to the public improvement project for the railroad.

Thank you for your kind consideration and please reach out to our office should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/jcm

Submitted after final agenda

ITEM 21a-d
RECEIVED 03/07/24
03/12/24 PC MEETING



Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

<http://facilities.ccsd.net/departments/real-property-management/>

Date Filed 03/08/2024 Application Number 23-0661-SDR1 Entity LV

Company Name Kaempfer Crowell

Contact Name _____

Contact Mailing Address _____

City _____ State _____ Zip Code _____

Phone (702) 792-7000 Mobile _____ Fax _____ Email _____

Project Name Illumina Midtown

Project Description Charleston Blvd. & Grand Central Pkwy.
275 Multi-Family units

APN's 139-33-810-003 & 004

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.142 = 0	x 0.080 = 0	x 0.130 = 0
Multi-Family Units (2) 275	x 0.124 = 35	x 0.061 = 17	x 0.080 = 22
Resort Condo Units (3)			
Total	35	17	22

(1) Single Family unit is defined as single family detached home, mobile home, and townhouse.

(2) Multi-Family unit is defined as apartment, multiplexes, and condominiums.

(3) Resort Condominium units for tracking purposes only.

* To be completed by CCSD

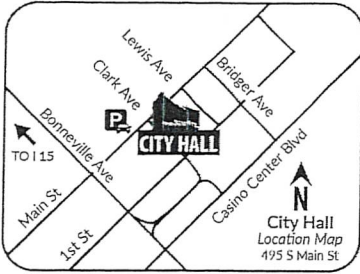
Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date
Wasden ES	2831 Palomino Ln.	K-5	717	451	02/01/2024
Martin MS	200 N. 28th St.	6-8	1,697	1,202	02/01/2024
Rancho HS	1900 Seales Ave.	9-12	2,368	2,907	02/01/2024

* CCSD Comments Rancho HS is over capacity for the 2023-2024 school year. Rancho HS is at 122.76% of program capacity.

☐ Approved ☐ Disapproved

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0661 and 23-0661-SUP1 and 23-0661-SUP2 and 23-0661-SDR1

Planning Commission Meeting of 03/12/2024

93 BRDFNP1 89104

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City of Las Vegas
495 S Main
LV NV 89101

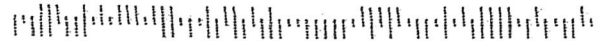
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MAR 11 2024
Dept of Planning
City of Las Vegas

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23-0661
16203105009
197 E CALIFORNIA STREET LLC
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

OFFICE OF THE CITY CLERK
2024 MAR 7 PM 12:05

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Item 21
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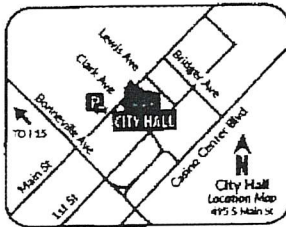
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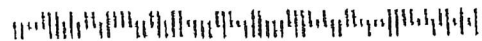
23-0661
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STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

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Planning Commission Meeting of 03/12/2024

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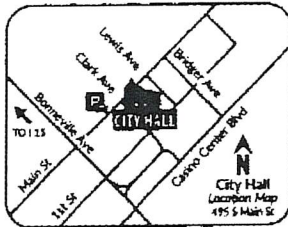


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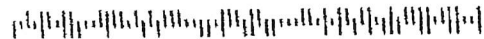
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Planning Commission Meeting of 03/12/2024

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2118 EDGEWOOD AVE
LAS VEGAS NV 89102

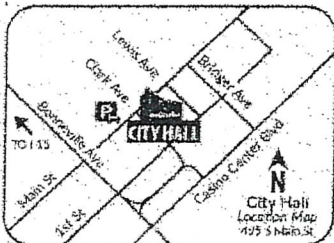
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Item 21
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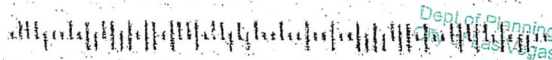
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Planning Commission Meeting of 03/12/2024

46 BDFN1 3005

23-0661
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L & J INVESTMENT L L C
625 NORTH WEST KNOLL DR
WEST HOLLYWOOD CA 90069

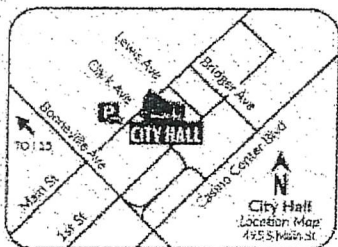
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MAR 11 2024



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Las Vegas

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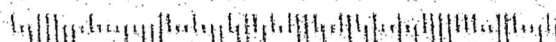
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Planning Commission Meeting of 03/12/2024

46 BDFN1 3005

23-0661
16203110141
ART DISTRICT PARTNERS INVESTMENT
FUNDS L L C
625 N WEST KNOLL DR
WEST HOLLYWOOD CA 90069

Hem 21
A



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Planning Comments

From: noreply@formstack.com
Sent: Monday, March 4, 2024 11:53 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**



Formstack Submission For: Planning App Comments Submitted at 03/04/24 11:52 AM

Meeting Date: Tuesday, March 12, 2024

Project Number: 23-0661

Position: I support the project but OPPOSE a related application

Planning Application Number(s): 23-0661

RECEIVED
MAR 05 2024
Dept of Planning
City of Las Vegas

Name: Becky Miller

Residential or Business Address: 1235 S. Main St
Las Vegas, NV 89104

Phone: (702) 592-0929

Email: 18b.becky@gmail.com

Comments: I actually support this project IF they have adequate parking for all of the residents and for all of the mixed use retail, bars and restaurants and IF they do not build right up to the property line because we need landscaping visible to drive by traffic.

Hem 21
A