



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) _____

Project Address (Location) 1003 Iron Horse Court

Project Name Midtown **Proposed Use** Multi-family

Assessor's Parcel #(s) 139-33-810-003, and 004 **Ward #** 1

General Plan: Existing MXU Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information _____

Property Owner Union Pacific Railroad Company **Contact** Chris Goble
Address 1400 Douglas Street **City** Omaha **State** NE **Zip** 68179
E-mail cdgoble@up.com **Phone** 402-544-8640

Applicant Schulman Properties, LLC **Contact** Joe Gwerder
Address 840 S. Rancho Drive, #4-572 **City** Las Vegas **State** NV **Zip** 89106
E-mail joe@lvdag.com **Phone** 702-355-2363

Representative Kaempfer Crowell **Contact** Liz Olson
Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135
E-mail eolson@kcnvlaw.com **Phone** 702-792-7000

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 Ordinance.

Property Owner Signature Chris D. Goble

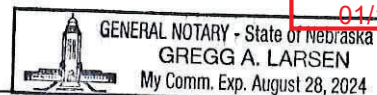
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name CHRIS D. GOBLE

Subscribed and sworn before me

This 16th day of January, 2024

Notary Public in and for said County and State



23-0661
01/18/2024

LOT COVERAGE - 123,079 SF BUILDING OF 276,478 SF SITE = 45% COVERAGE

UNIT SUMMARY

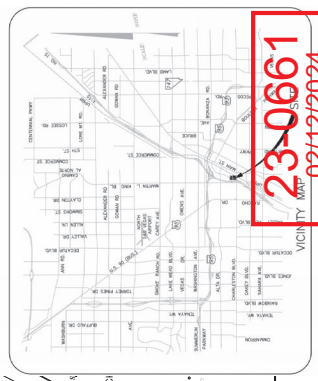
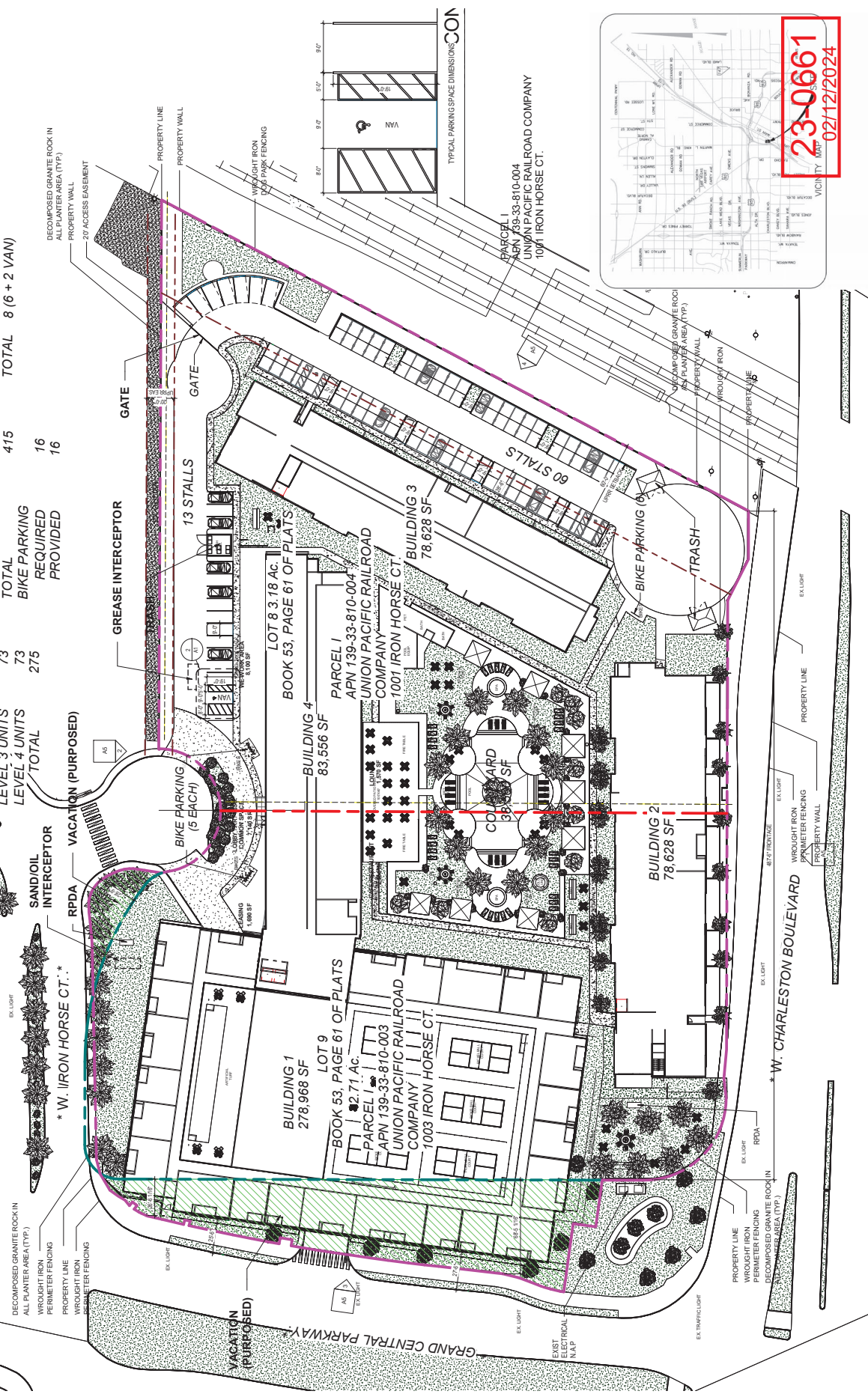
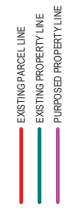
LEVEL 1 UNITS	56
LEVEL 2 UNITS	73
LEVEL 3 UNITS	73
LEVEL 4 UNITS	73
TOTAL	275

PARKING

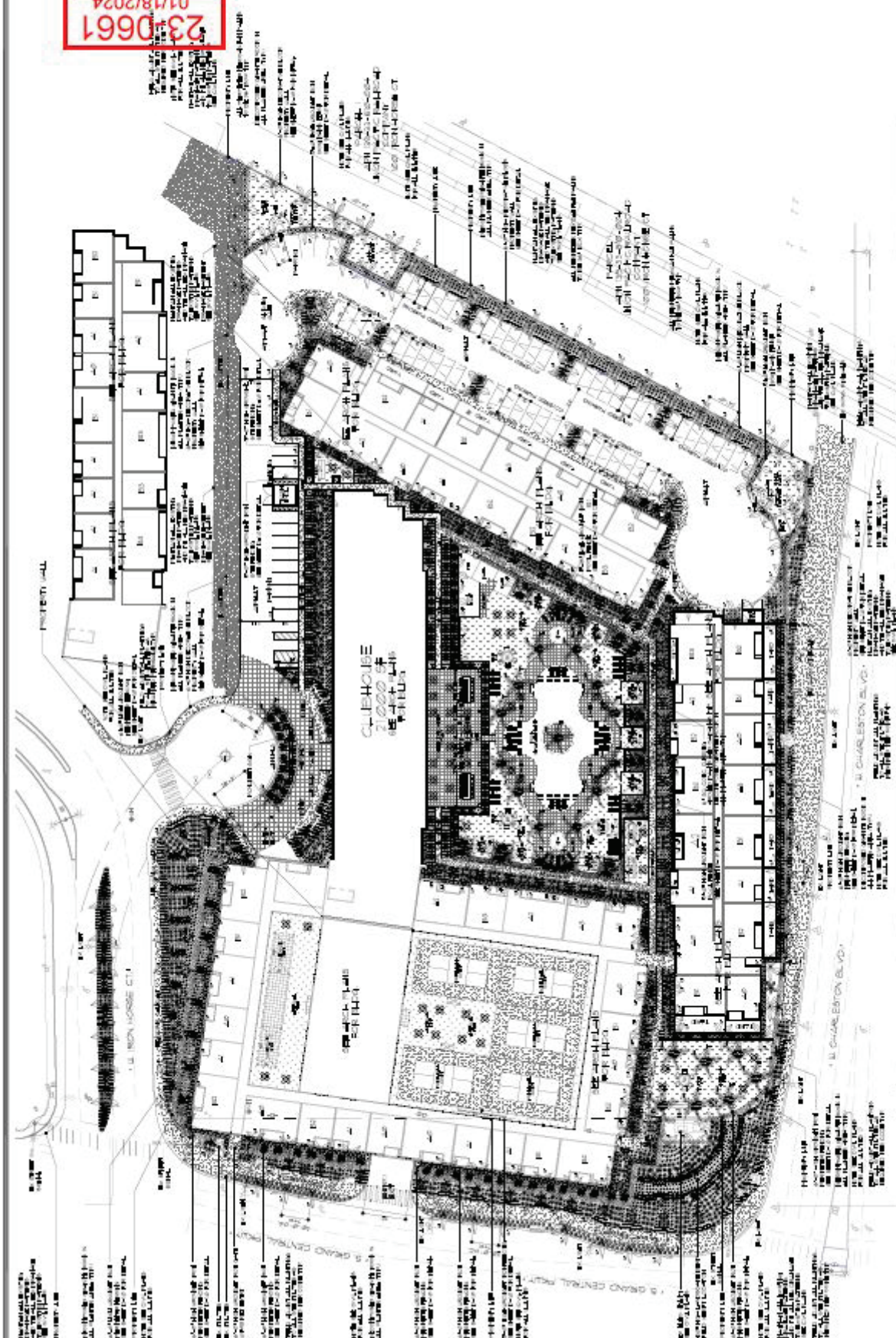
GARAGE	342
SURFACE	73
TOTAL	415
BIKE PARKING	16
REQUIRED	16
PROVIDED	16

PARKING

GARAGE	5 (4 + 1 VAN)
SURFACE	3 (2 + 1 VAN)
TOTAL	8 (6 + 2 VAN)



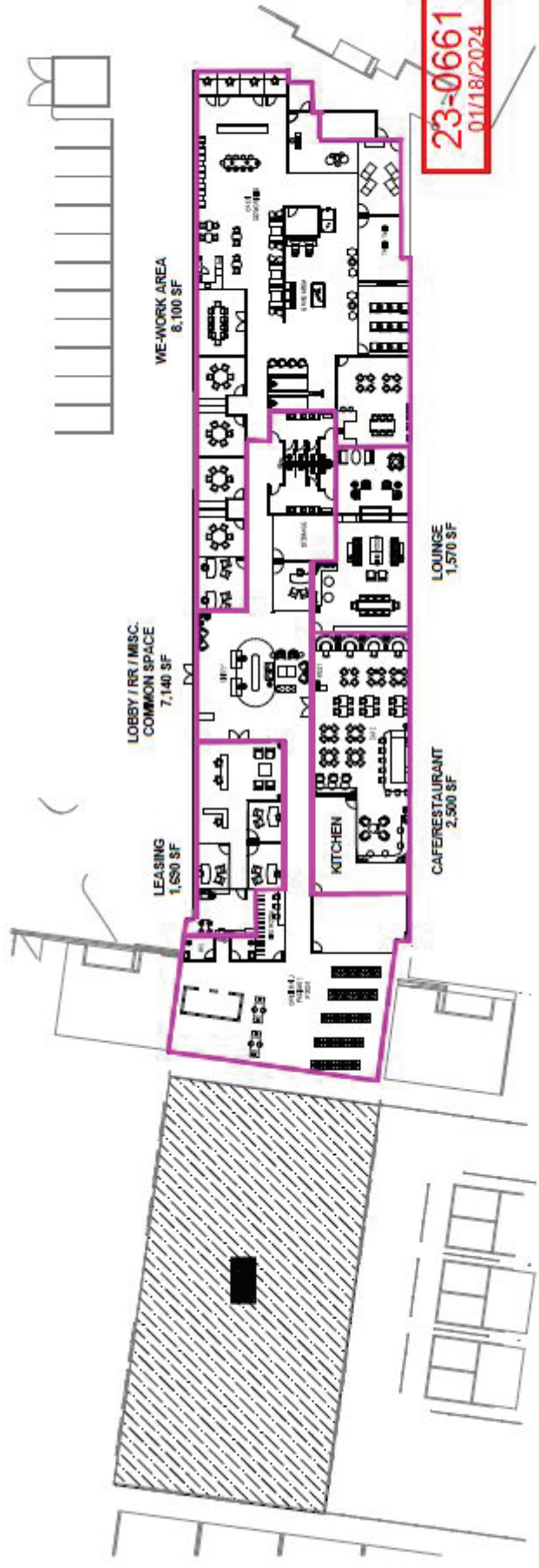
23-0661
02/12/2024



23-0661
01/18/2024

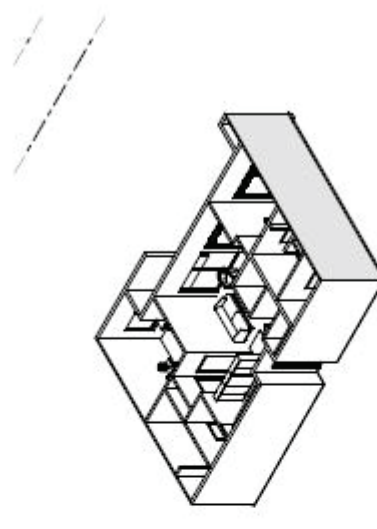


2
ENLARGED GYM FLOOR PLAN
1/8" = 1'-0"




1
ENLARGED CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

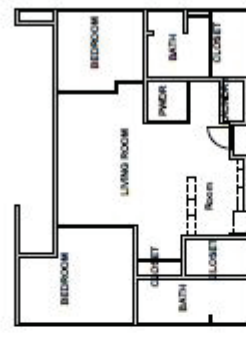
23-0661
01/18/2024




3D - VIEW



3D - VIEW



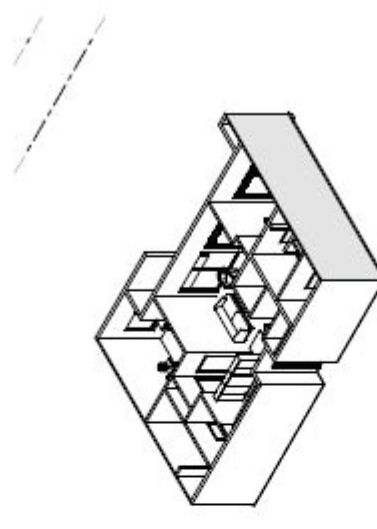
3D - VIEW




3D - VIEW

23-0661
01/18/2024

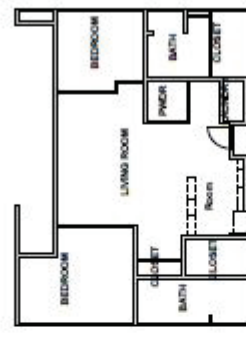
23-0661
01/18/2024




3D - VIEW



3D - VIEW



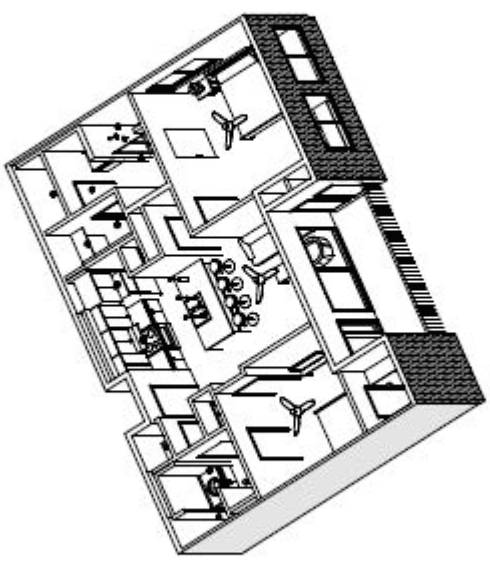
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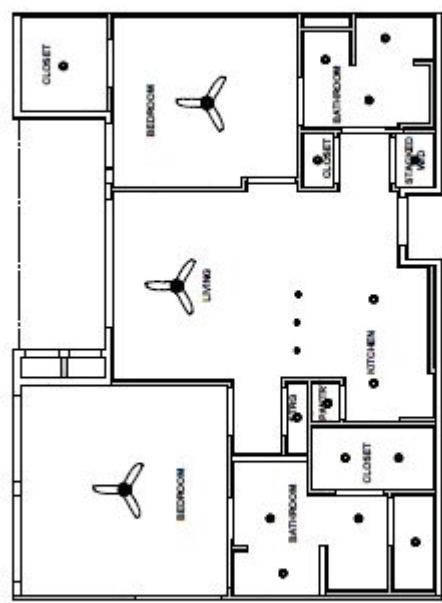
3D - VIEW

23-0661
01/18/2024

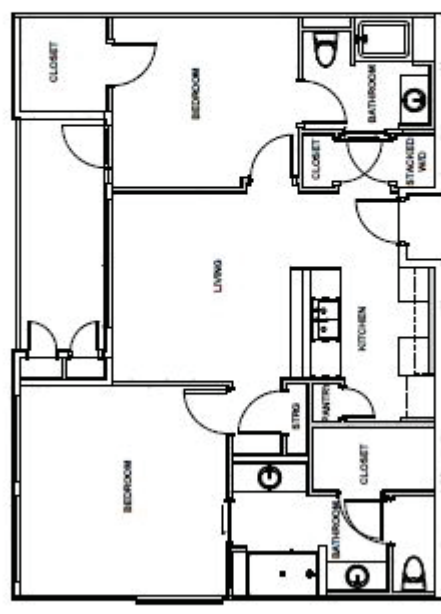
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01/18/2024



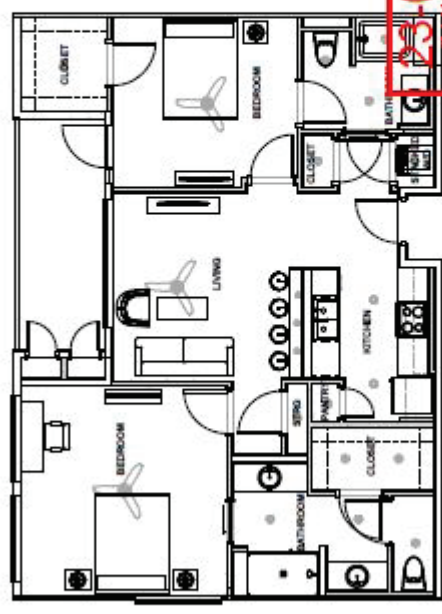
3D VIEW
 1/8" = 1'-0"



B2 CEILING PLAN
 1/8" = 1'-0"



B2 FLOOR PLAN
 1/8" = 1'-0"



B2 REFERENCE PLAN
 1/8" = 1'-0"

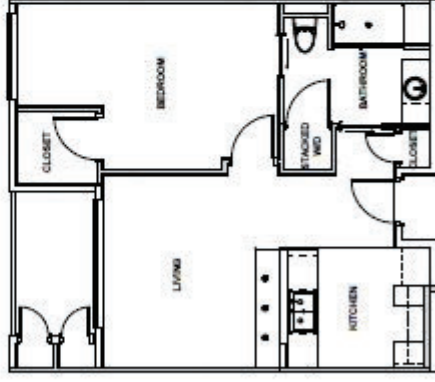
23-0661
 07/18/2024

ENLARGED UNIT (B2)
 PLANS

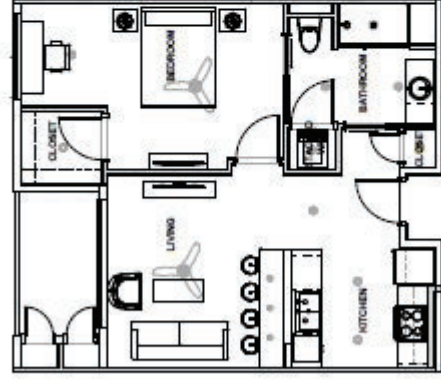
A7.5

23-0651
01/18/2024

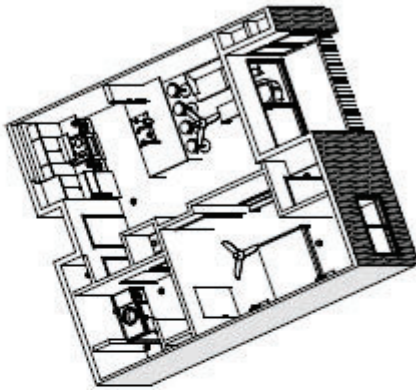
23-0661
 01/18/2024



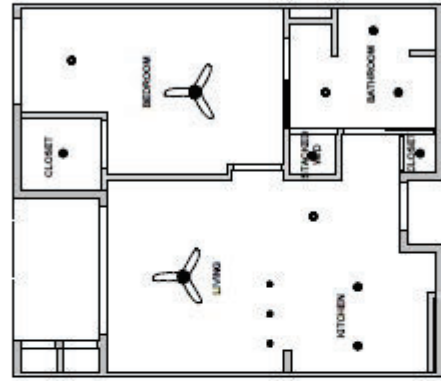
A1 FLOOR PLAN
 10' x 10'0"



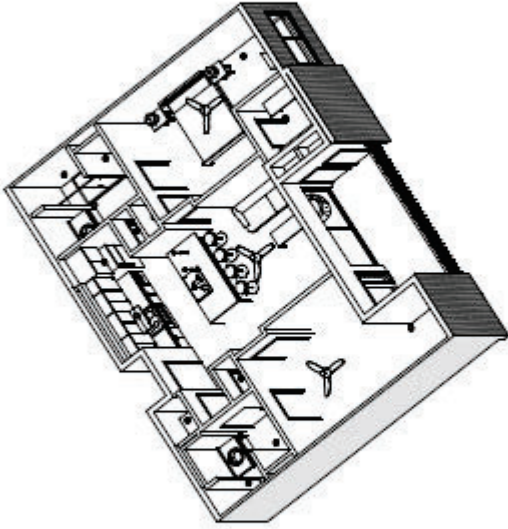
A1 REFERENCE PLAN
 10' x 10'0"



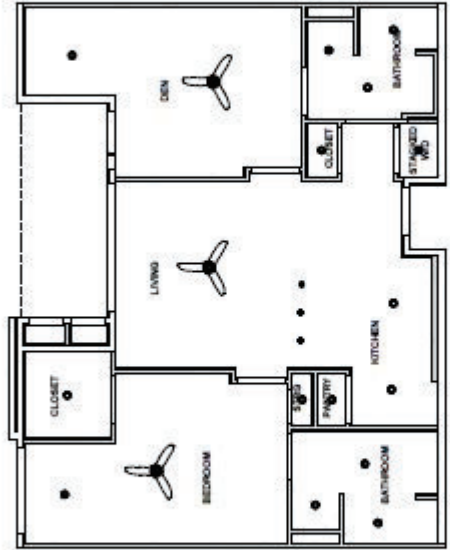
3D VIEW
 10' x 10'0"



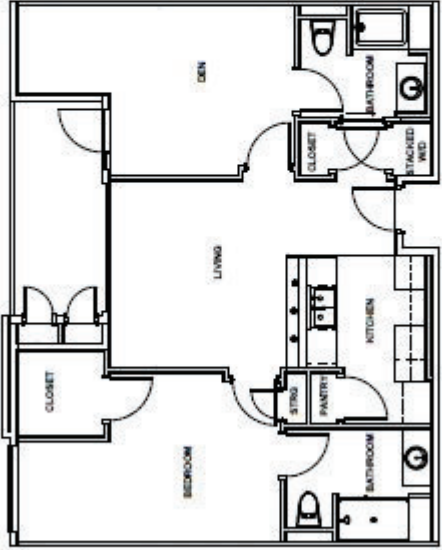
A1 CEILING PLAN
 10' x 10'0"



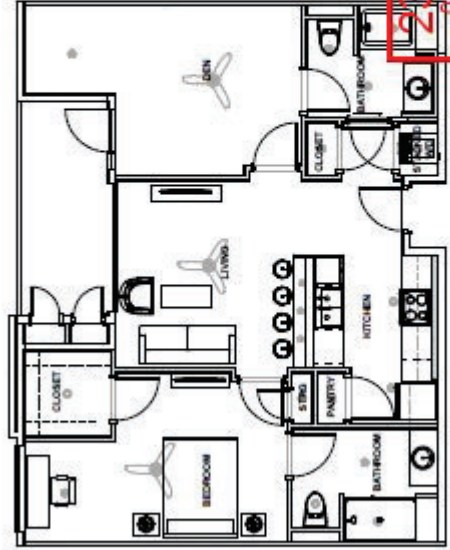
3D VIEW
 1/4" = 1'-0"



A3 CEILING PLAN
 1/4" = 1'-0"

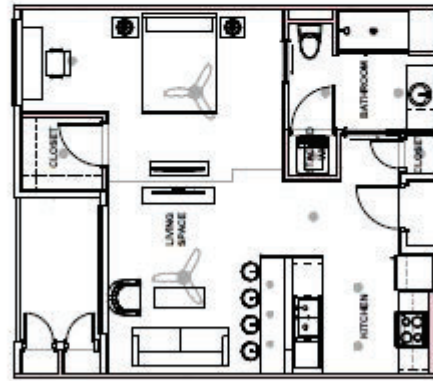
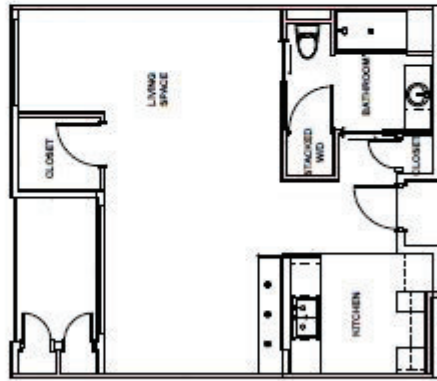
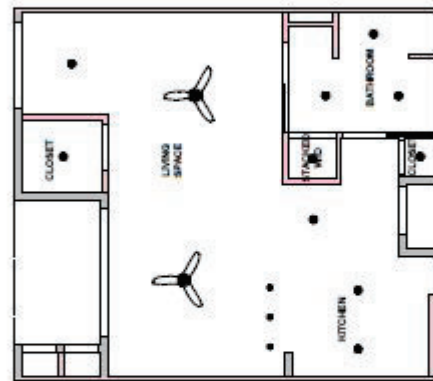


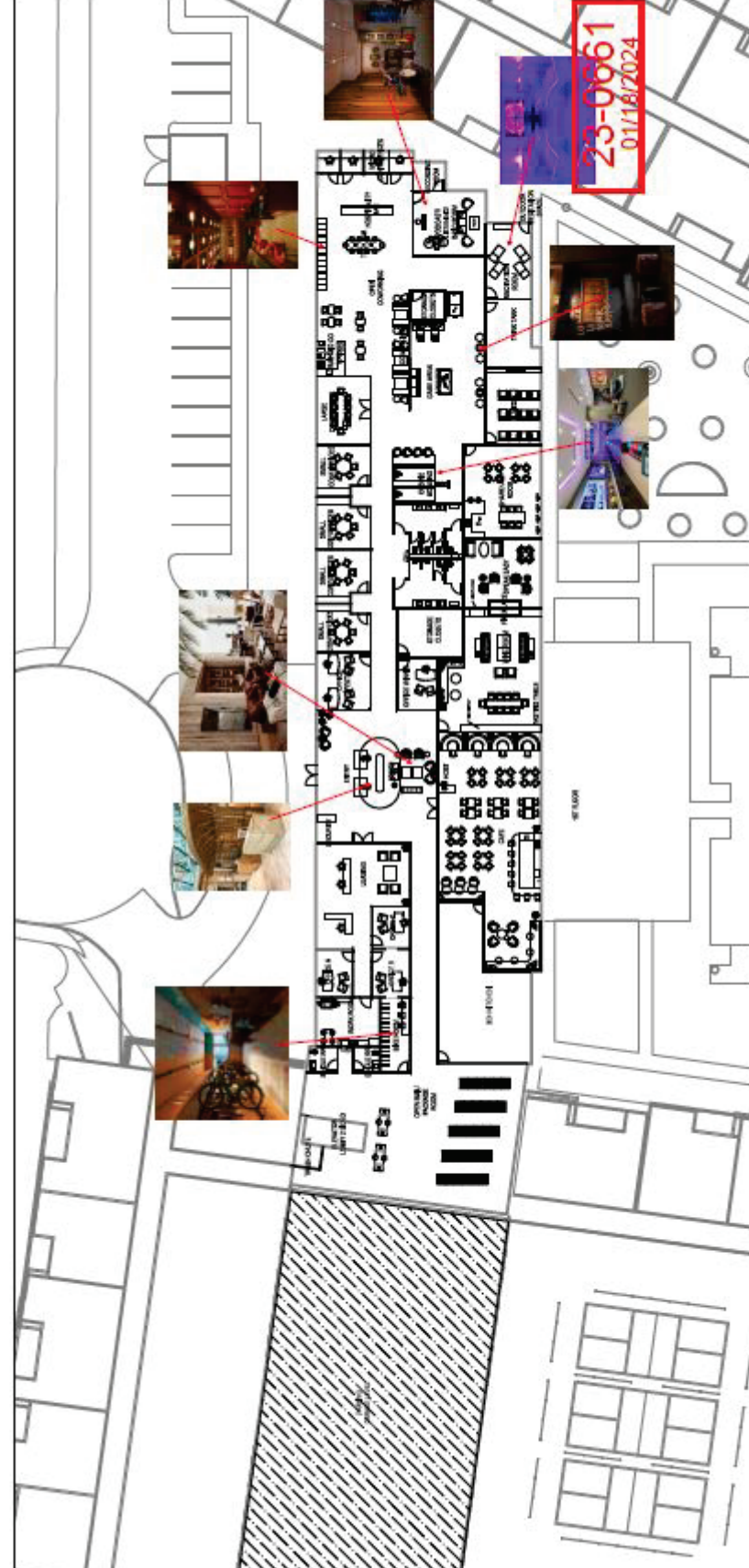
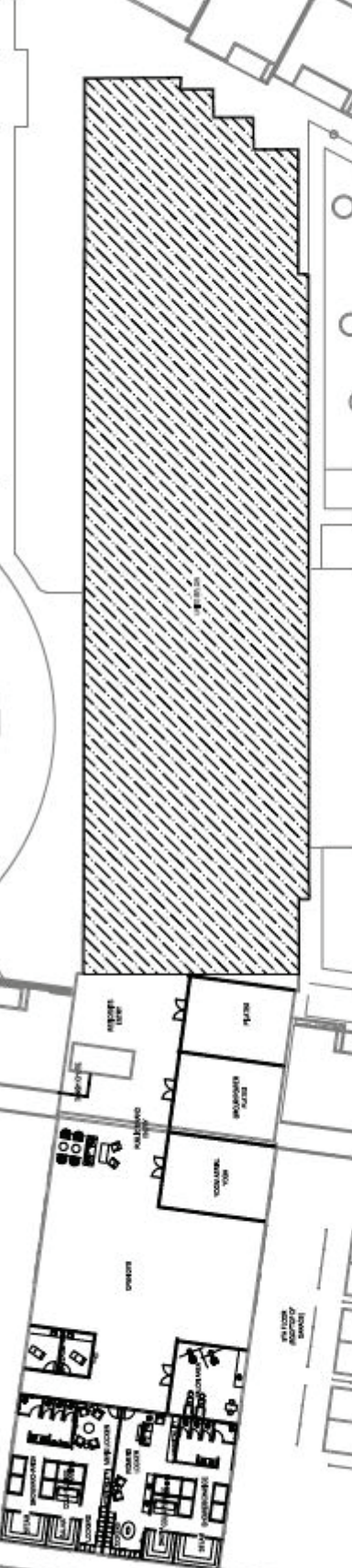
A3 FLOOR PLAN
 1/4" = 1'-0"



A3 REFERENCE PLAN
 1/4" = 1'-0"

23-0661
 01/18/2024

[illegible]



23-0861
01/18/2024



SOUTH ELEVATION



WEST ELEVATION
1" = 20'-0"



4 EAST ELEVATION $1^{\circ} = 20'-0"$



2 NORTH ELEVATION $1^{\circ} = 20^{\circ}0''$

PT-04
SW 7674
PEPPERCORN
PAINT-4

PT-03
SW 7067
CITYSCAPE
PAINT-3

PT-02
SW 7015
REPOSE GRAY
PAINT-2

PT-01
SW 7028
INCREDIBLE WHITE
PAINT-1

EPDM ROOFING

PT-05
PANTON
P 42-15 C
PAINT-5

PAINT-1

CONCRETE

PAVERS

Belgard-Aqualine

Permeable Paver-Rio color

FLOORING

STONE

METAL FINISH

PAINT PALETTE

23-0661

12/20/2023

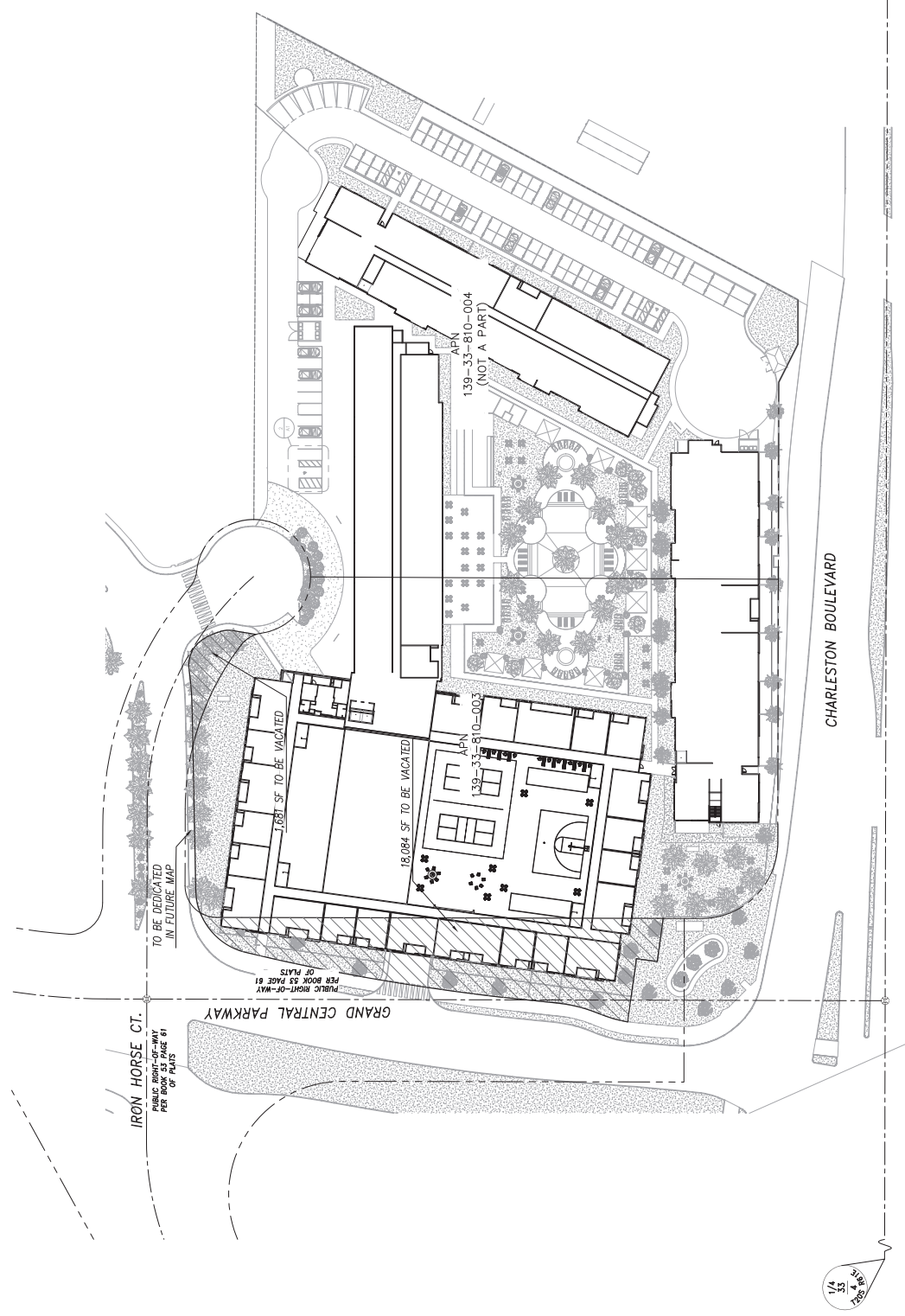
This block contains four material samples. On the left is a large, light gray rectangular sample labeled 'CONCRETE'. To its right is a smaller sample of interlocking pavers in a 'Rio color' labeled 'PAVERS'. Below these are two stone samples: a light-colored, textured stone on the left and a darker, more uniform stone on the right, both labeled 'STONE'. On the far right is a vertical metal finish sample with a brushed texture, labeled 'METAL FINISH'.

This block contains two material samples. On the left is a roll of white EPDM roofing material, labeled 'EPDM ROOFING'. On the right is a 'PAINT PALETTE' consisting of five color swatches: a dark gray (PT-04), a medium gray (PT-03), a light gray (PT-02), a white (PT-01), and a brown (PT-05).

This block contains a 'PAINT PALETTE' with five color swatches: a dark gray (PT-04), a medium gray (PT-03), a light gray (PT-02), a white (PT-01), and a brown (PT-05).

[illegible]

PROJECT:	1 of 1
DESCRIPTION:	SHEET



IRON HORSE CT.
PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

GRAND CENTRAL PARKWAY

PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

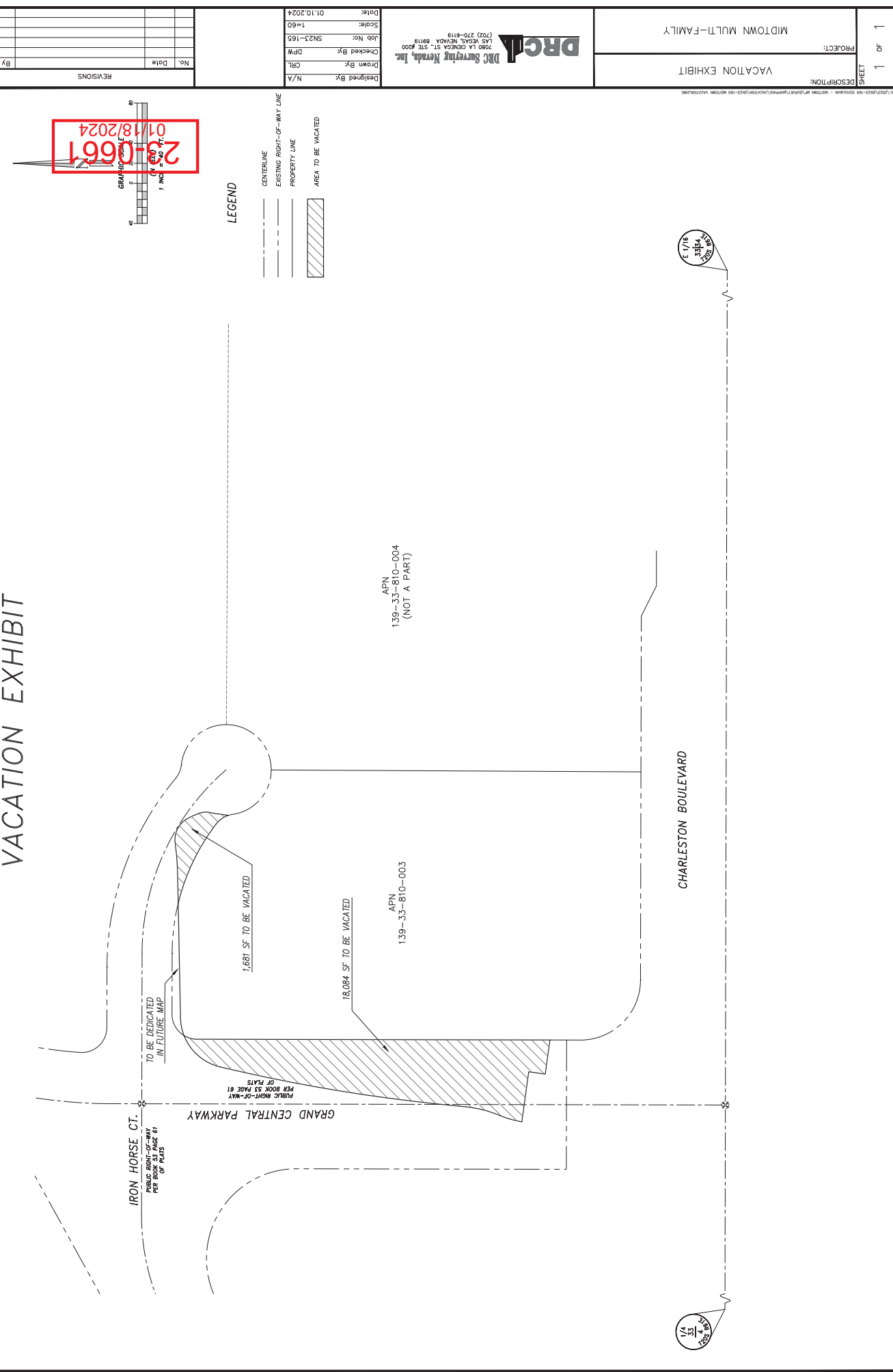
18,081 SF TO BE VACATED

APN
139-33-810-004
(NOT A PART)

CHARLESTON BOULEVARD

1/4 33 4 1981

VACATION EXHIBIT



PROJECT: MIDTOWN MULTIFAMILY		SHEET 1 OF 1	
DESCRIPTION: VACATION EXHIBIT		DATE: 01/10/2024	
DRAWN BY: N/A		CHECKED BY: SN23-165	
DESIGNED BY: N/A		JOB NO: 1-60	
DATE: 01/10/2024		SCALE: 1"=60'	

APN 139-33-810-004
(NOT A PART)

APN 139-33-810-003

18,084 SF TO BE VACATED

1,681 SF TO BE VACATED

TO BE DEDICATED
IN FUTURE MAP

IRON HORSE CT.
PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

GRAND CENTRAL PARKWAY
PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

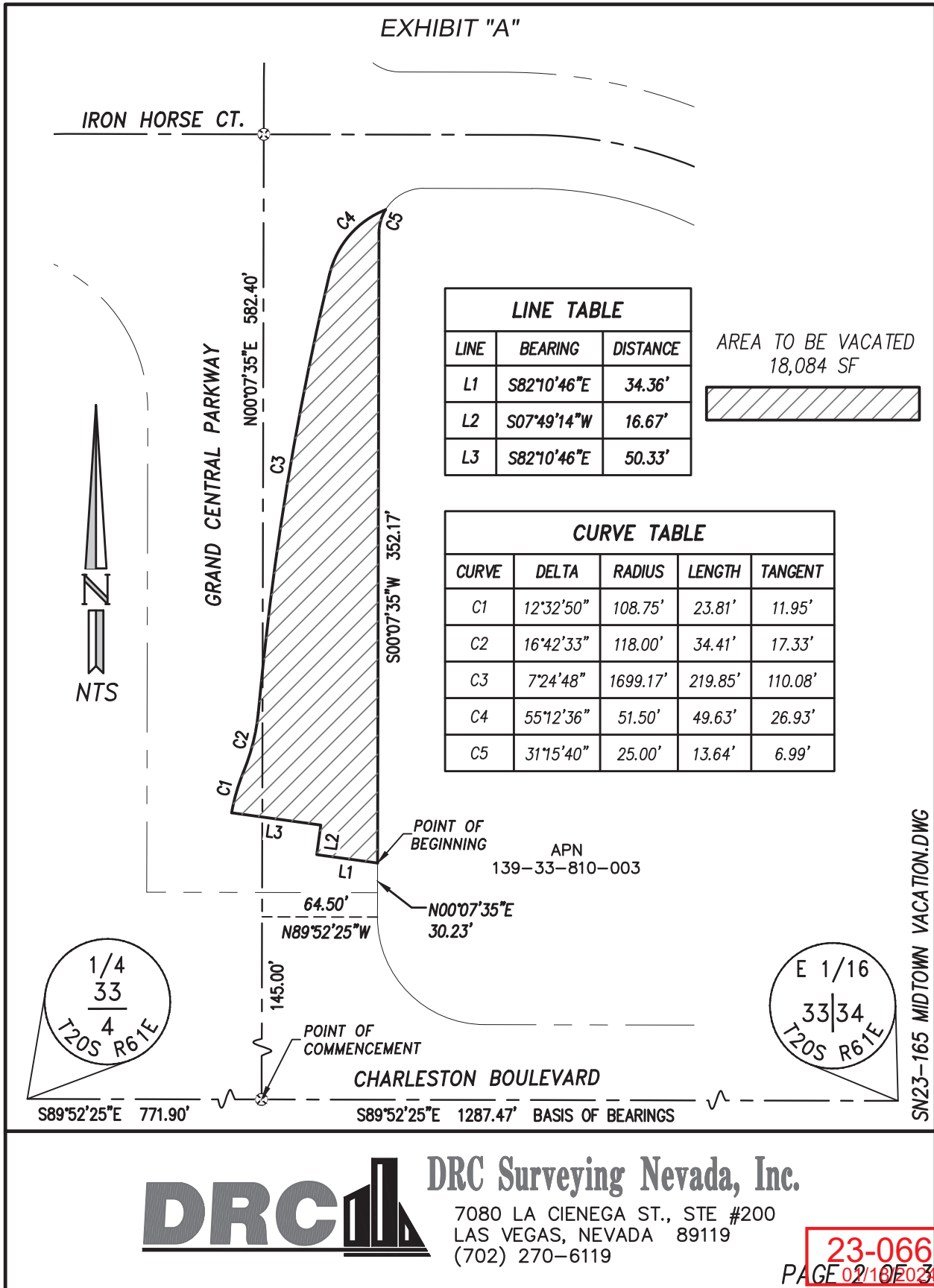
CHARLESTON BOULEVARD

LEGEND

CENTERLINE
EXISTING RIGHT-OF-WAY LINE
PROPERTY LINE
AREA TO BE VACATED

290661
01/18/2024

EXHIBIT "A"



DRC Surveying Nevada, Inc.

7080 LA CIENEGA ST., STE #200
LAS VEGAS, NEVADA 89119
(702) 270-6119

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EXHIBIT "B"

IRON HORSE CT.

PUBLIC RIGHT-OF-WAY
PER BOOK 53 PAGE 61
OF PLATS

S89°52'25"E 150.00'

L9

POINT OF
BEGINNING

L7

C9

L8

C10

C16

C11

C12

C13

L9

C14

LINE TABLE

LINE	BEARING	DISTANCE
L6	S00°07'35"W	30.00'
L7	N88°51'17"E	29.33'
L8	N83°25'26"E	7.40'
L9	N08°29'56"E	7.82'

APN

139-33-810-003

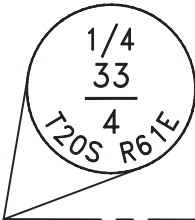
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C8	13°32'04"	213.00'	50.31'	25.27'
C9	5°25'51"	255.50'	24.22'	12.12'
C10	66°32'41"	24.00'	27.87'	15.75'
C11	12°22'46"	67.00'	14.48'	7.27'
C12	28°53'11"	19.50'	9.83'	5.02'
C13	2°44'08"	180.00'	8.59'	4.30'
C14	5°36'58"	19.50'	1.91'	0.96'
C15	33°53'18"	25.00'	14.79'	7.62'
C16	23°48'23"	213.00'	88.50'	44.90'



N00°07'35"E 582.40'

AREA TO BE VACATED
18,084 SF



POINT OF
COMMENCEMENT

CHARLESTON BOULEVARD

S89°52'25"E 771.90'

S89°52'25"E 1287.47' BASIS OF BEARINGS

E 1/16

33/34

T20S R61E

SN23-165 MIDTOWN VACATION.DWG



DRC Surveying Nevada, Inc.

7080 LA CIENEGA ST., STE #200
LAS VEGAS, NEVADA 89119
(702) 270-6119

23-0661

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