

February 26, 2025

**VIA ELECTRONIC UPLOAD**

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

**Re: *Justification Letter – Revised Design Review and 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 requesting revisions to a previously approved 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. Some notable revisions, which are discussed in more detail below, are as follows:

- Building height changed from 96 to 250 feet.
- Number of stories increased from six stories to eighteen stories (17-stories with a rooftop floor as the 18<sup>th</sup>).
- Garage was moved from being a wrap on the west side to be placed on the east side, parallel to the railroad tracks. The parking garage and parking in general will be by valet only and incorporates stacked parking to reduce garage area footprint so the courtyard and open space can be increased.
- Access from Grand Central Parkway was added to facilitate back of house operations and deliveries only. This driveway will be clearly marked for deliveries only. It is important that trucks for trash and deliveries do not cross paths with the entrance for guests in order

25-0081  
02/27/2025

to qualify as a 5 star resort. We ask that this driveway be revisited due to these circumstances.

Applicant is requesting a revised design review and tentative map to allow for a total of 254 hotel condominium units, 47,560 square feet of medical offices/medical spa, a tavern, and a gym. Building 1 is a total of 17-stories with a rooftop amenity pool deck and restaurant, with a maximum height of 250-feet. Building 2 has been revised to a 7-story parking garage with a maximum height of 92-feet. 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 564 parking spaces to ensure adequate parking is provided throughout the project for guests. 470 of those spaces will be located within the parking garage with the remaining 94 spaces shown as 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 and 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 4,344 square feet of restaurant/tavern space (including the restrooms and hallway), with 3,302 square feet of outdoor dining space, 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. The revised plans include a 1,000 square foot rooftop restaurant with 2,000 square feet of outdoor dining that will be primarily for residents, hotel guests, and members, but will also be open to the public. Alcohol will be served at both the indoor restaurant and the rooftop restaurant, as well as the proposed courtyard bar. The Applicant has provided exhibits that clarify locations where alcohol will be served, including specific areas outlined on the first, second, and third levels. For the rooftop floor, alcohol will be permitted throughout the entire area, minus the stairs and elevator locations.

As part of this initiative, the Applicant aims to introduce a limited, exclusive membership club with a special emphasis on indoor and outdoor sport court activities. The gym and indoor sports courts will be a total of 37,791 square feet, with an additional 23,267 square feet of outdoor sport court space. 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. Additionally, the Applicant has added an additional 6,933 square feet of convention space to provide additional services to residents and guests on site.

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

23-0081  
02/27/2025

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 these proposed revisions.

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

25-0081  
02/27/2025