



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

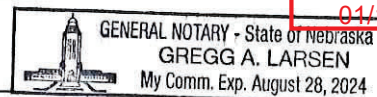
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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

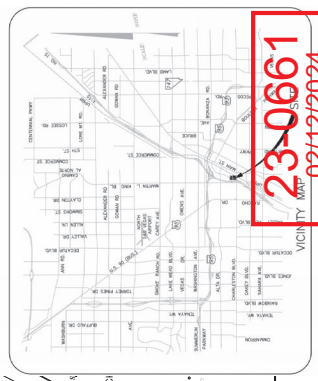
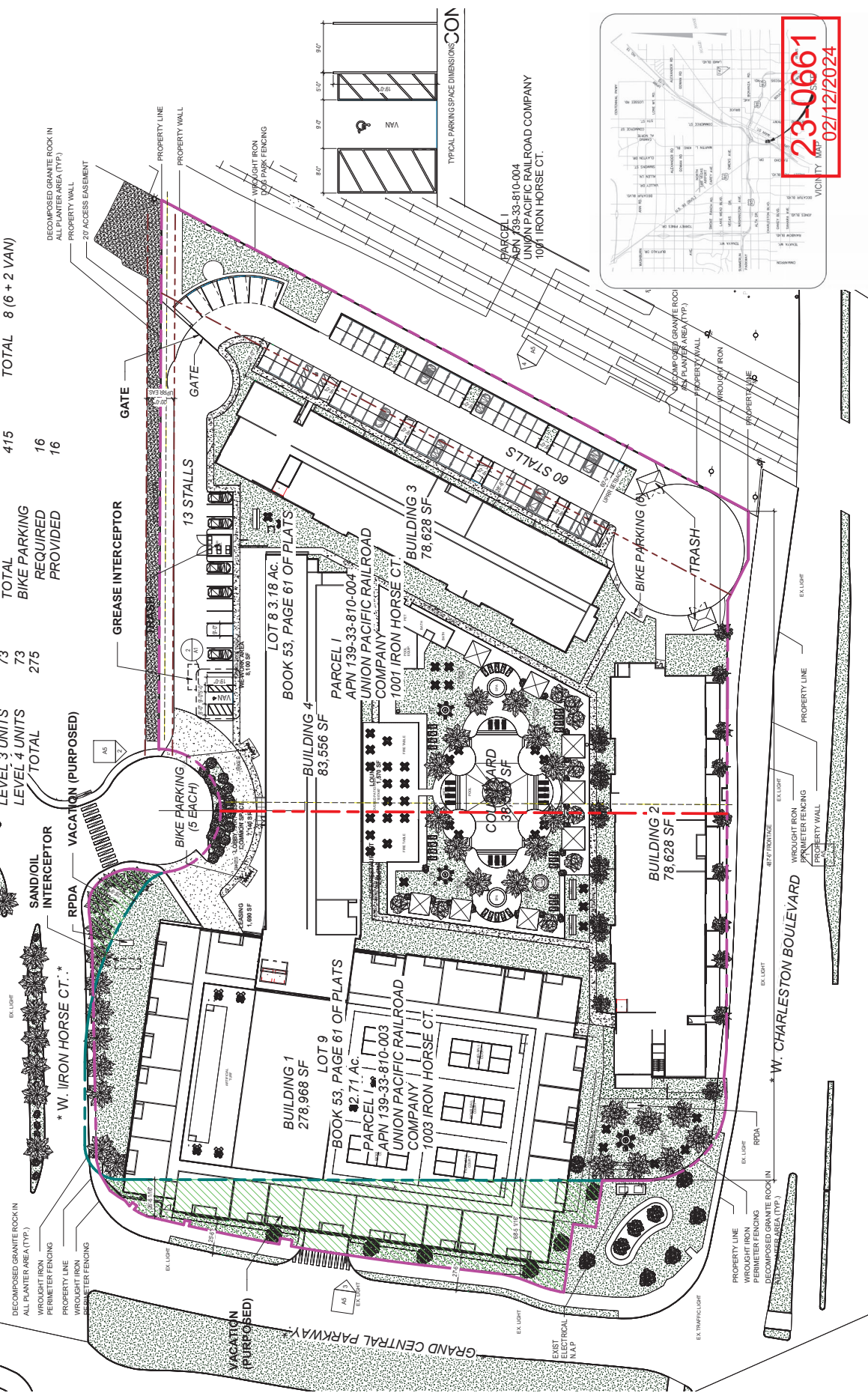
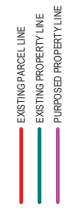
LEVEL 1 UNITS	56
LEVEL 2 UNITS	73
LEVEL 3 UNITS	73
LEVEL 4 UNITS	73
TOTAL	275

PARKING

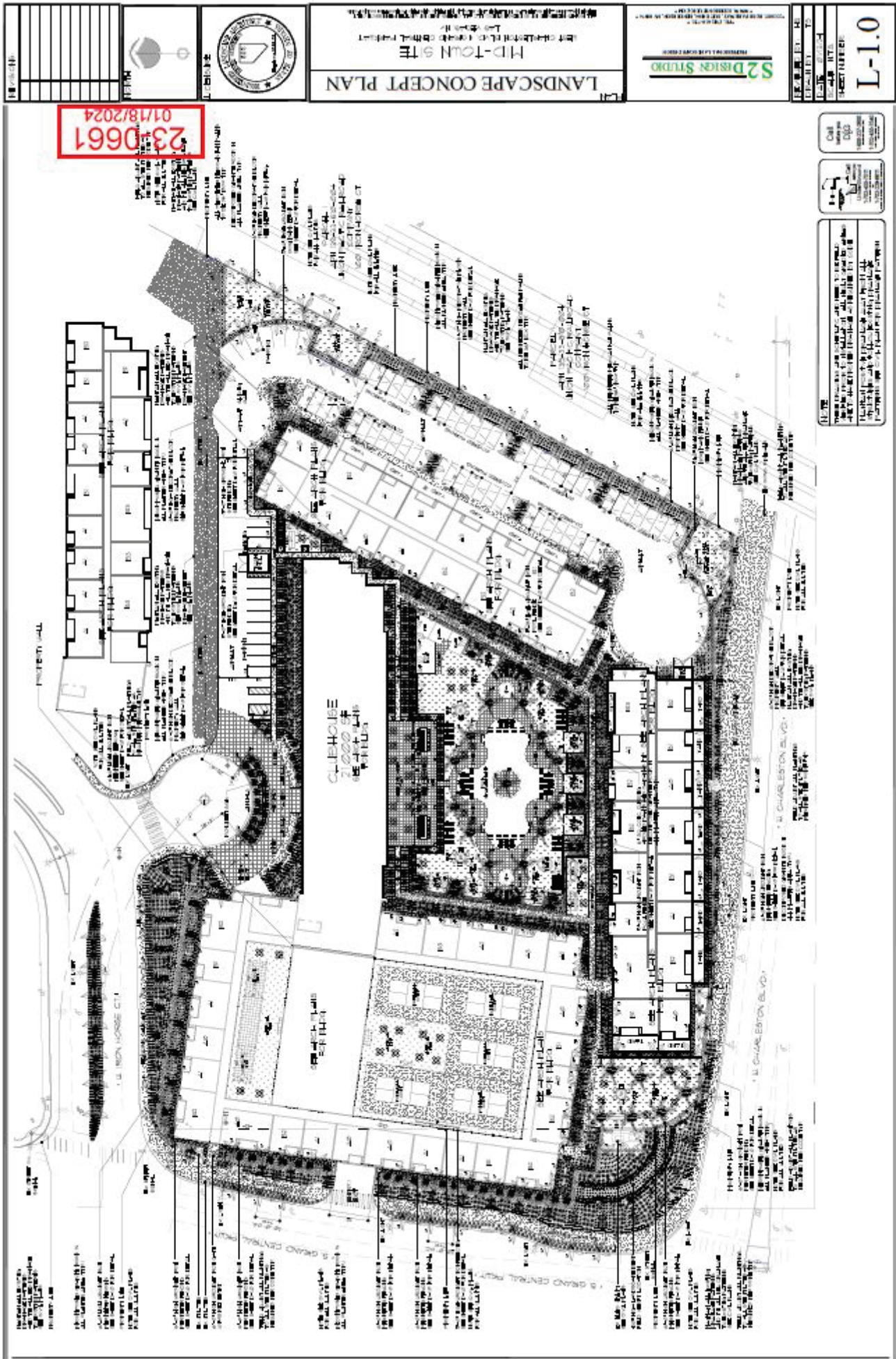
GARAGE	342
SURFACE	73
TOTAL	415
BIKE PARKING	16
REQUIRED	16
PROVIDED	16

PARKING

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



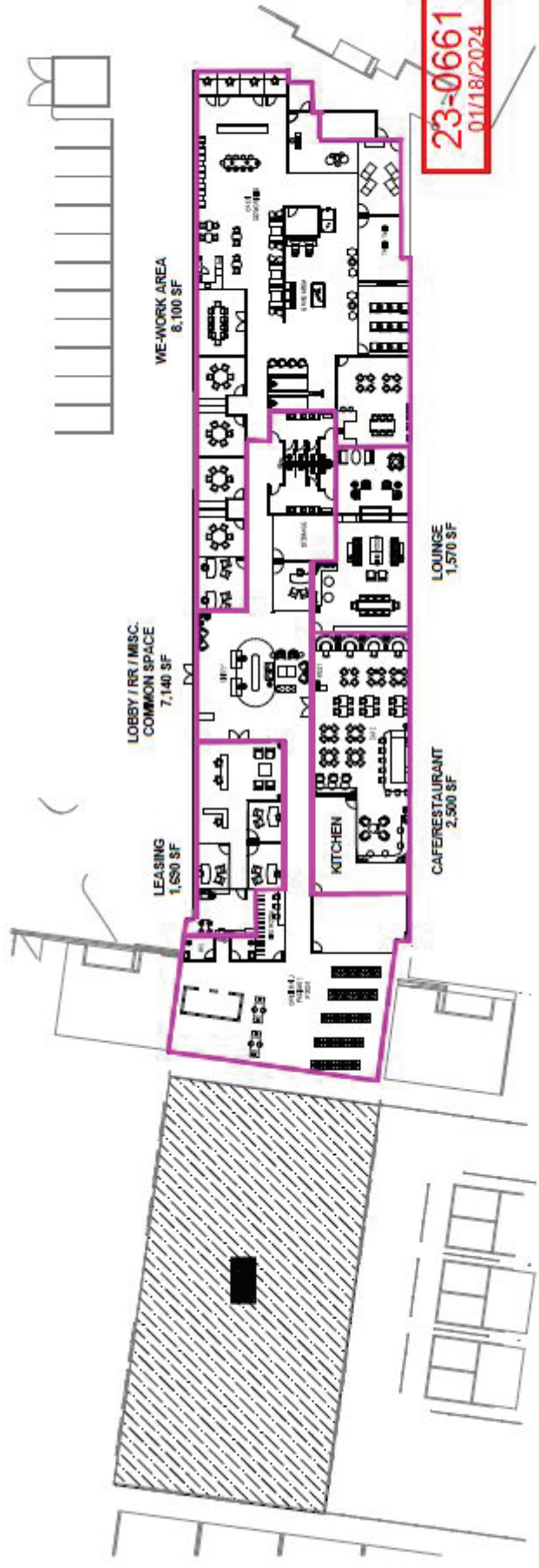
23-0661
02/12/2024



A2



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



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

23-0661
01/18/2024

3D PERSPECTIVE VIEW

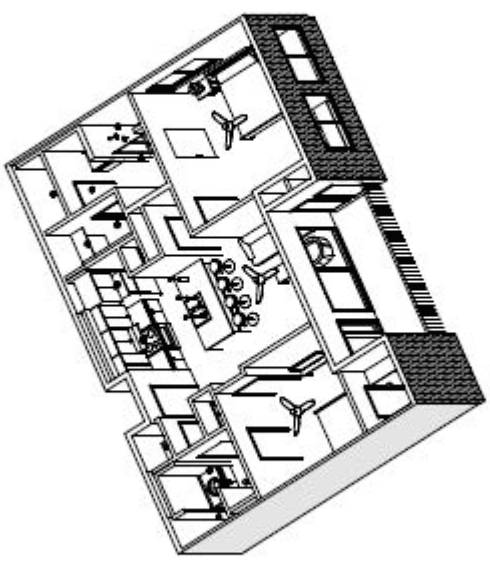
FLOOR PLAN

SECTIONAL VIEW

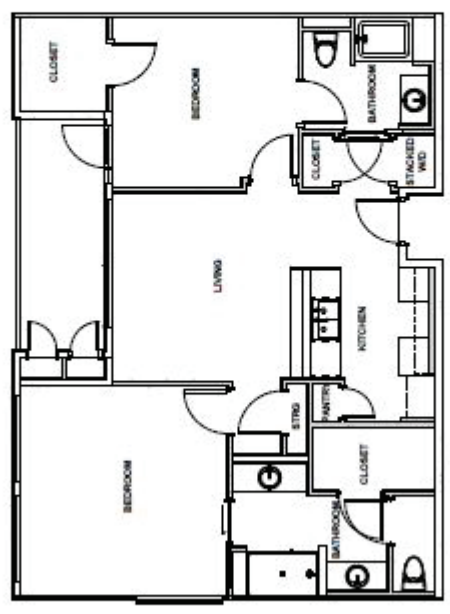
23-0661
01/18/2024

3D, Sectional View
1/18/24

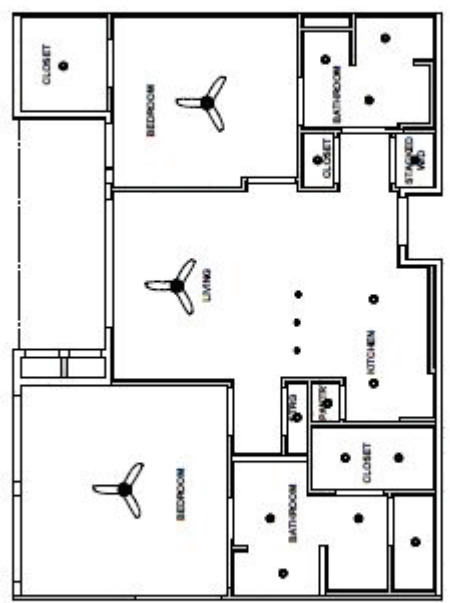
3D, Floor Plan
1/18/24



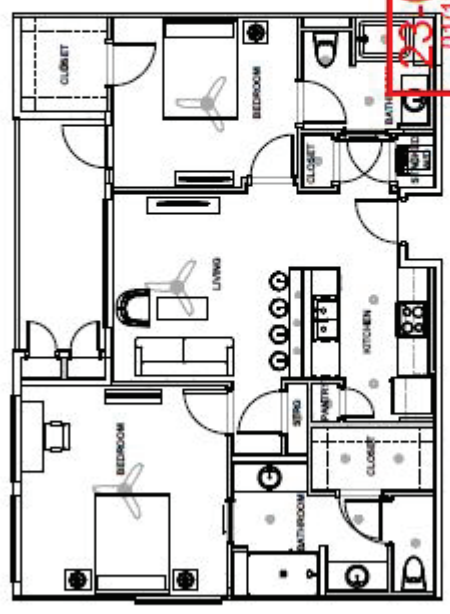
3D VIEW
 1/8" = 1'-0"



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



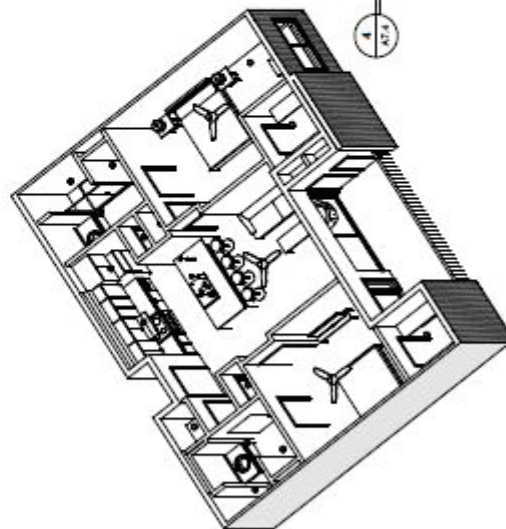
B2 CEILING PLAN
 1/8" = 1'-0"



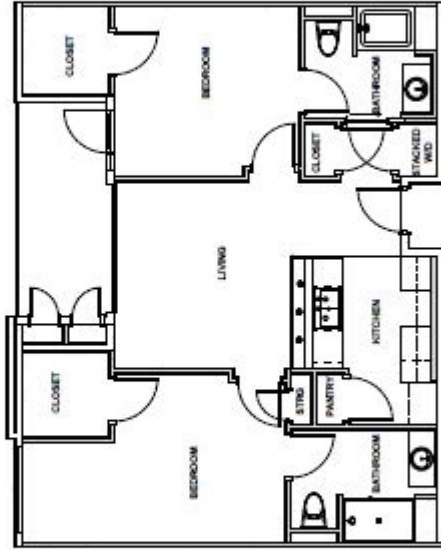
B2 REFERENCE PLAN
 1/8" = 1'-0"

23-0661
 07/18/2024

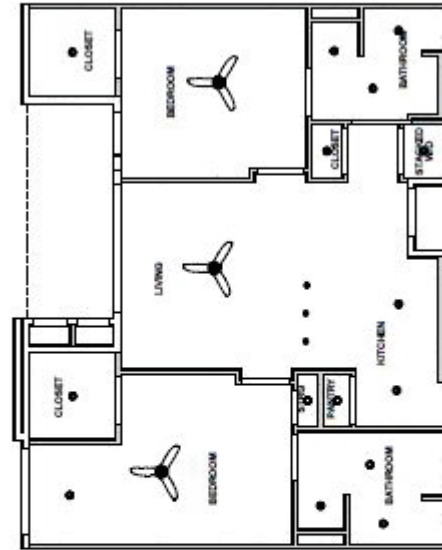
Schulman Development - Midtown - Unit Matrix																	12/18/2013	
Unit Type	Unit Designation	Unit Count:								Net Rentable Area (SF)	Bedrooms per Unit	Bedroom Count:						Total:
		Level-1	Level-2	Level-3	Level-3	Level-4	Level-5	Level-6	Total			Level-1	Level-2	Level-3	Level-4	Level-5	Level-6	
Studio 1-Bdr/1-Ba	A0	12	13	13	13	13			51	-	1	12	13	13	13	0	51	
	A1	9	15	15	15	15			54	-	1	9	15	15	15	0	54	
	A2	7	9	9	9	9			34	-	1	7	9	9	9	0	34	
	B0	3	3	3	3	3			12	-	1	3	3	3	3	0	12	
	B1	9	13	13	13	13			48	-	2	18	26	26	26	0	96	
	B2	13	14	14	14	14			55	-	2	26	28	28	28	0	110	
	B3	3	6	6	6	6			21	-	0	6	12	12	12	0	42	
	Totals:	58	73	75	75	75	0	0	275	-	81	105	106	106	0	0	359	



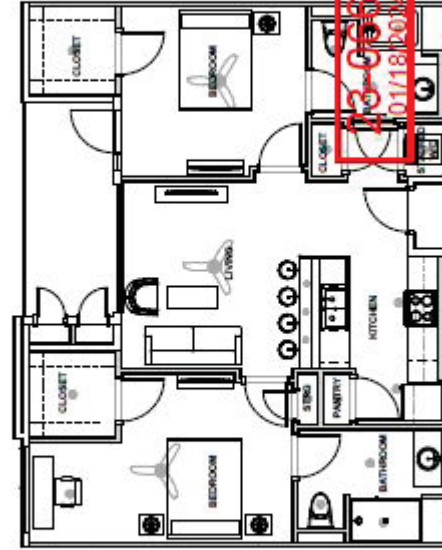
3D VIEW



B1 FLOOR PLAN



B1 CEILING PLAN
SMP = 1'-0"

B1 REFERENCE PLAN
100-1-20

WILEY-BLANKET, CINCINNATI, OHIO

A7.2

PROJECT NO.
12-11-2023
DATE: 01/18/2024
WUCHERER DESIGN, LLC

ENLARGED UNIT (A2)
PLANS

NO.	DESCRIPTION	DATE
1	12-11-2023	
2	01-18-2024	

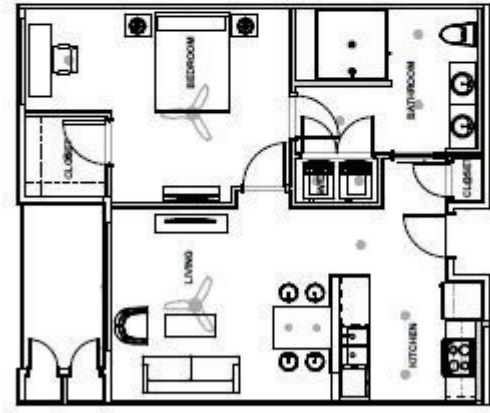
MEDTOWN
MULTI-FAMILY
1000 MEDTOWN AVENUE
BOSTON, MA 02128

NO.	DESCRIPTION	DATE
1	12-11-2023	
2	01-18-2024	

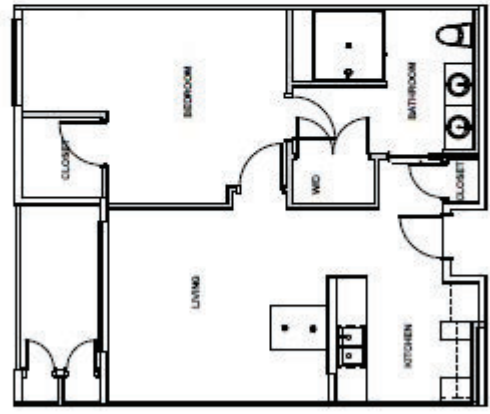
WUCHERER
DESIGN
LLC
1000 MEDTOWN AVENUE
BOSTON, MA 02128
WWW.WUCHERERDESIGN.COM

23-0661
01/18/2024

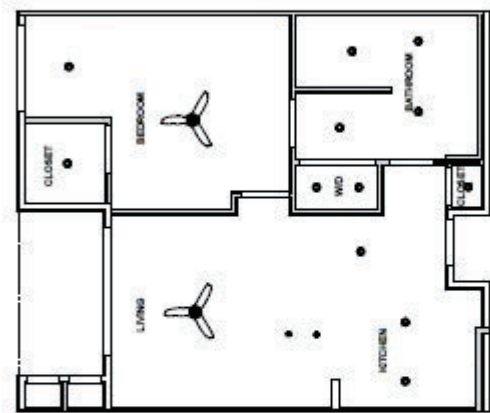
A2 REFERENCE PLAN
1/8" = 1'-0"



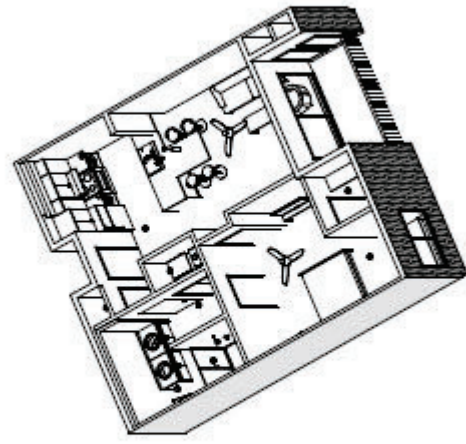
A2 FLOOR PLAN
1/8" = 1'-0"



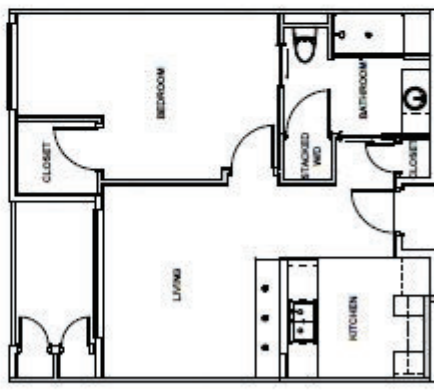
A2 CEILING PLAN
1/8" = 1'-0"



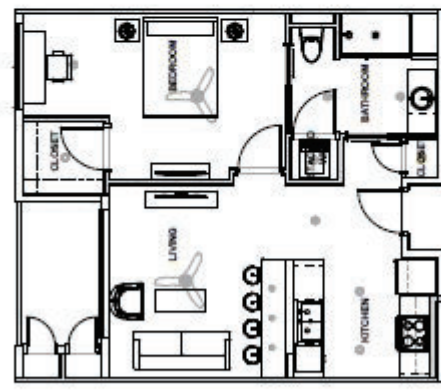
3D VIEW
1/8" = 1'-0"



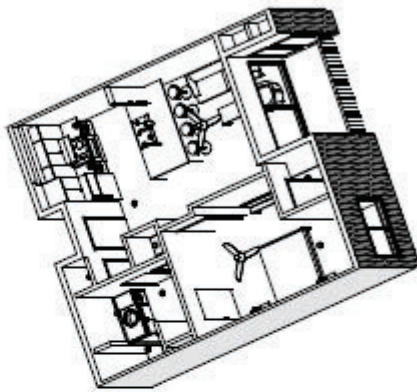
23-0661
 01/18/2024



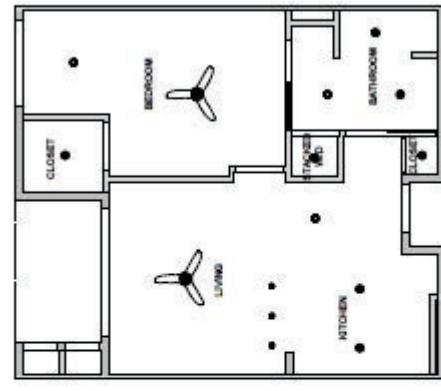
A1 FLOOR PLAN
 10' x 10'



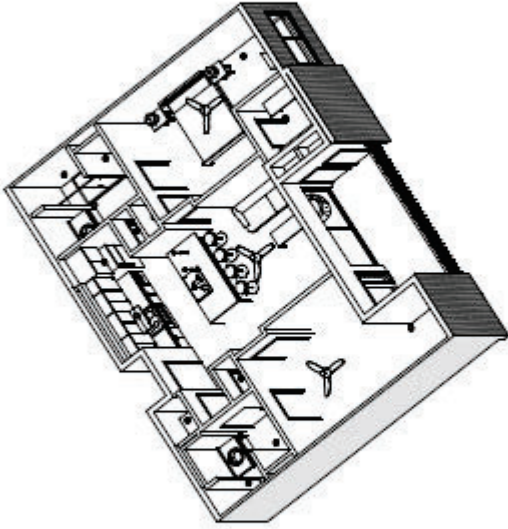
A1 REFERENCE PLAN
 10' x 10'



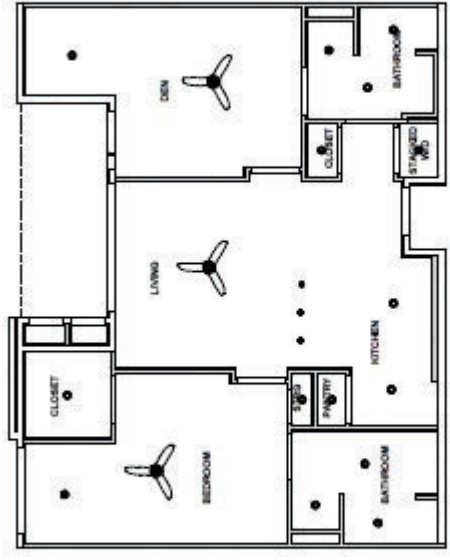
3D VIEW
 A7.1



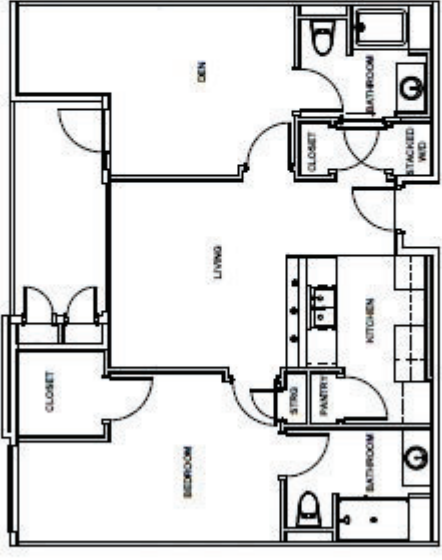
A1 CEILING PLAN
 10' x 10'



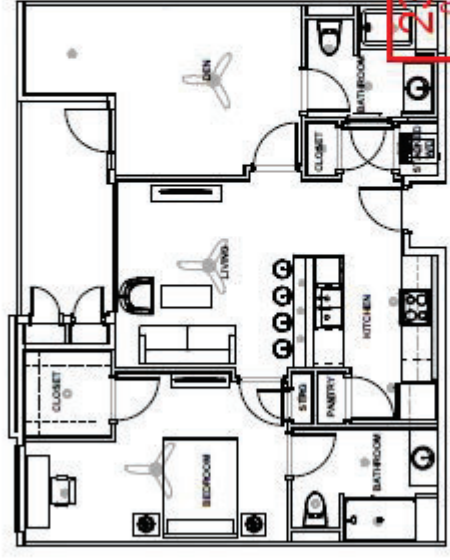
3D VIEW
 1/8" = 1'-0"



A3 CEILING PLAN
 1/8" = 1'-0"



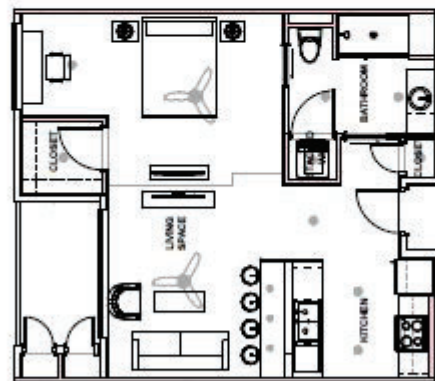
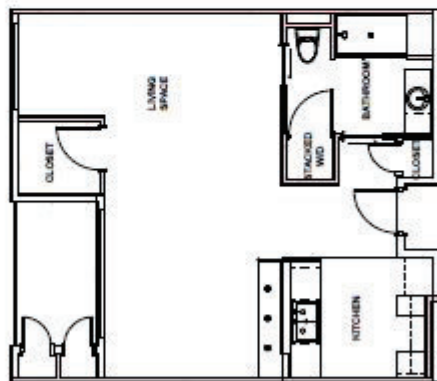
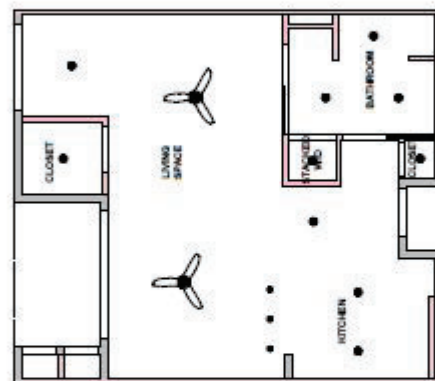
A3 FLOOR PLAN
 1/8" = 1'-0"

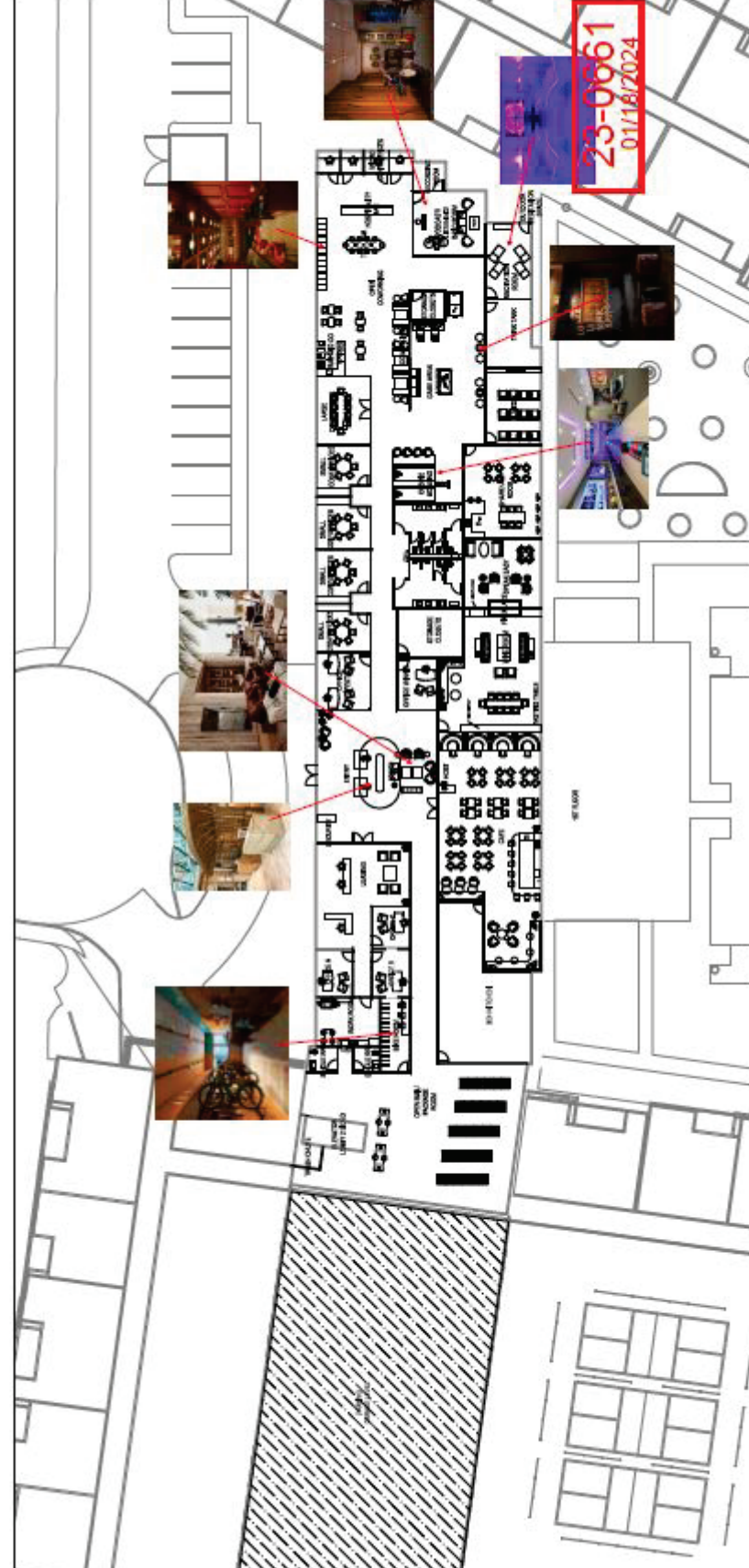
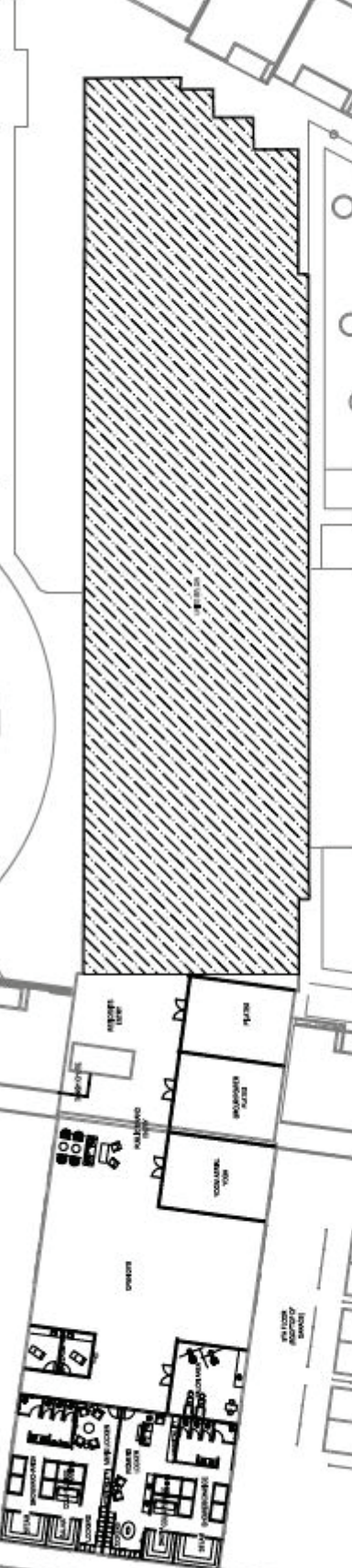


A3 REFERENCE PLAN
 1/8" = 1'-0"

23-0661
 01/18/2024

Schulman Development - Midtown - Unit Matrix														12/14/2024		
Unit Type	Size (sq ft)	Beds	Baths	Bed Count:					Bath Count:					Total		
				Level 1	Level 2	Level 3	Level 4	Level 5	Level 1	Level 2	Level 3	Level 4	Level 5			
1-Bed/1-Ba	855	1	1	13	13	13	13	13	54	13	13	13	13	0	0	54
2-Bed/2-Ba	1,134	2	2	9	9	9	9	9	36	9	9	9	9	0	0	36
3-Bed/3-Ba	1,329	3	3	13	13	13	13	13	52	13	13	13	13	0	0	52
4-Bed/4-Ba	1,452	4	4	9	9	9	9	9	36	9	9	9	9	0	0	36
5-Bed/5-Ba	1,731	5	5	13	13	13	13	13	52	13	13	13	13	0	0	52
6-Bed/6-Ba	2,010	6	6	9	9	9	9	9	36	9	9	9	9	0	0	36
7-Bed/7-Ba	2,289	7	7	13	13	13	13	13	52	13	13	13	13	0	0	52
8-Bed/8-Ba	2,568	8	8	9	9	9	9	9	36	9	9	9	9	0	0	36
9-Bed/9-Ba	2,847	9	9	13	13	13	13	13	52	13	13	13	13	0	0	52
10-Bed/10-Ba	3,126	10	10	9	9	9	9	9	36	9	9	9	9	0	0	36
11-Bed/11-Ba	3,405	11	11	13	13	13	13	13	52	13	13	13	13	0	0	52
12-Bed/12-Ba	3,684	12	12	9	9	9	9	9	36	9	9	9	9	0	0	36
13-Bed/13-Ba	3,963	13	13	13	13	13	13	13	52	13	13	13	13	0	0	52
14-Bed/14-Ba	4,242	14	14	9	9	9	9	9	36	9	9	9	9	0	0	36
15-Bed/15-Ba	4,521	15	15	13	13	13	13	13	52	13	13	13	13	0	0	52
16-Bed/16-Ba	4,800	16	16	9	9	9	9	9	36	9	9	9	9	0	0	36
17-Bed/17-Ba	5,079	17	17	13	13	13	13	13	52	13	13	13	13	0	0	52
18-Bed/18-Ba	5,358	18	18	9	9	9	9	9	36	9	9	9	9	0	0	36
19-Bed/19-Ba	5,637	19	19	13	13	13	13	13	52	13	13	13	13	0	0	52
20-Bed/20-Ba	5,916	20	20	9	9	9	9	9	36	9	9	9	9	0	0	36
21-Bed/21-Ba	6,195	21	21	13	13	13	13	13	52	13	13	13	13	0	0	52
22-Bed/22-Ba	6,474	22	22	9	9	9	9	9	36	9	9	9	9	0	0	36
23-Bed/23-Ba	6,753	23	23	13	13	13	13	13	52	13	13	13	13	0	0	52
24-Bed/24-Ba	7,032	24	24	9	9	9	9	9	36	9	9	9	9	0	0	36
25-Bed/25-Ba	7,311	25	25	13	13	13	13	13	52	13	13	13	13	0	0	52
26-Bed/26-Ba	7,590	26	26	9	9	9	9	9	36	9	9	9	9	0	0	36
27-Bed/27-Ba	7,869	27	27	13	13	13	13	13	52	13	13	13	13	0	0	52
28-Bed/28-Ba	8,148	28	28	9	9	9	9	9	36	9	9	9	9	0	0	36
29-Bed/29-Ba	8,427	29	29	13	13	13	13	13	52	13	13	13	13	0	0	52
30-Bed/30-Ba	8,706	30	30	9	9	9	9	9	36	9	9	9	9	0	0	36
31-Bed/31-Ba	8,985	31	31	13	13	13	13	13	52	13	13	13	13	0	0	52
32-Bed/32-Ba	9,264	32	32	9	9	9	9	9	36	9	9	9	9	0	0	36
33-Bed/33-Ba	9,543	33	33	13	13	13	13	13	52	13	13	13	13	0	0	52
34-Bed/34-Ba	9,822	34	34	9	9	9	9	9	36	9	9	9	9	0	0	36
35-Bed/35-Ba	10,101	35	35	13	13	13	13	13	52	13	13	13	13	0	0	52
36-Bed/36-Ba	10,380	36	36	9	9	9	9	9	36	9	9	9	9	0	0	36
37-Bed/37-Ba	10,659	37	37	13	13	13	13	13	52	13	13	13	13	0	0	52
38-Bed/38-Ba	10,938	38	38	9	9	9	9	9	36	9	9	9	9	0	0	36
39-Bed/39-Ba	11,217	39	39	13	13	13	13	13	52	13	13	13	13	0	0	52
40-Bed/40-Ba	11,496	40	40	9	9	9	9	9	36	9	9	9	9	0	0	36
41-Bed/41-Ba	11,775	41	41	13	13	13	13	13	52	13	13	13	13	0	0	52
42-Bed/42-Ba	12,054	42	42	9	9	9	9	9	36	9	9	9	9	0	0	36
43-Bed/43-Ba	12,333	43	43	13	13	13	13	13	52	13	13	13	13	0	0	52
44-Bed/44-Ba	12,612	44	44	9	9	9	9	9	36	9	9	9	9	0	0	36
45-Bed/45-Ba	12,891	45	45	13	13	13	13	13	52	13	13	13	13	0	0	52
46-Bed/46-Ba	13,170	46	46	9	9	9	9	9	36	9	9	9	9	0	0	36
47-Bed/47-Ba	13,449	47	47	13	13	13	13	13	52	13	13	13	13	0	0	52
48-Bed/48-Ba	13,728	48	48	9	9	9	9	9	36	9	9	9	9	0	0	36
49-Bed/49-Ba	14,007	49	49	13	13	13	13	13	52	13	13	13	13	0	0	52
50-Bed/50-Ba	14,286	50	50	9	9	9	9	9	36	9	9	9	9	0	0	36
51-Bed/51-Ba	14,565	51	51	13	13	13	13	13	52	13	13	13	13	0	0	52
52-Bed/52-Ba	14,844	52	52	9	9	9	9	9	36	9	9	9	9	0	0	36
53-Bed/53-Ba	15,123	53	53	13	13	13	13	13	52	13	13	13	13	0	0	52
54-Bed/54-Ba	15,402	54	54	9	9	9	9	9	36	9	9	9	9	0	0	36
55-Bed/55-Ba	15,681	55	55	13	13	13	13	13	52	13	13	13	13	0	0	52
56-Bed/56-Ba	15,960	56	56	9	9	9	9	9	36	9	9	9	9	0	0	36
57-Bed/57-Ba	16,239	57	57	13	13	13	13	13	52	13	13	13	13	0	0	52
58-Bed/58-Ba	16,518	58	58	9	9	9	9	9	36	9	9	9	9	0	0	36
59-Bed/59-Ba	16,797	59	59	13	13	13	13	13	52	13	13	13	13	0	0	52
60-Bed/60-Ba	17,076	60	60	9	9	9	9	9	36	9	9	9	9	0	0	36
61-Bed/61-Ba	17,355	61	61	13	13	13	13	13	52	13	13	13	13	0	0	52
62-Bed/62-Ba	17,634	62	62	9	9	9	9	9	36	9	9	9	9	0	0	36
63-Bed/63-Ba	17,913	63	63	13	13	13	13	13	52	13	13	13	13	0	0	52
64-Bed/64-Ba	18,192	64	64	9	9	9	9	9	36	9	9	9	9	0	0	36
65-Bed/65-Ba	18,471	65	65	13	13	13	13	13	52	13	13	13	13	0	0	52
66-Bed/66-Ba	18,750	66	66	9	9	9	9	9	36	9	9	9	9	0	0	36
67-Bed/67-Ba	19,029	67	67	13	13	13	13	13	52	13	13	13	13	0	0	52
68-Bed/68-Ba	19,308	68	68	9	9	9	9	9	36	9	9	9	9	0	0	36
69-Bed/69-Ba	19,587	69	69	13	13	13	13	13	52	13	13	13	13	0	0	52
70-Bed/70-Ba	19,866	70	70	9	9	9	9	9	36	9	9	9	9	0	0	36
71-Bed/71-Ba	20,145	71	71	13	13	13	13	13	52	13	13	13	13	0	0	52
72-Bed/72-Ba	20,424	72	72	9	9	9	9	9	36	9	9	9	9	0	0	36
73-Bed/73-Ba	20,703	73	73	13	13	13	13	13	52	13	13	13	13	0	0	52
74-Bed/74-Ba	20,982	74	74	9	9	9	9	9	36	9	9	9	9	0	0	36
75-Bed/75-Ba	21,261	75	75	13	13	13	13	13	52	13	13	13	13	0	0	52
76-Bed/76-Ba	21,540	76	76	9	9	9	9	9	36	9	9	9	9	0	0	36
77-Bed/77-Ba	21,819	77	77	13	13	13	13	13	52	13	13	13	13	0	0	52
78-Bed/78-Ba	22,098	78	78	9	9	9	9	9	36	9	9	9	9	0	0	36
79-Bed/79-Ba	22,377	79	79	13	13	13	13	13	52	13	13	13	13	0	0	52
80-Bed/80-Ba	22,656	80	80	9	9	9	9	9	36	9	9	9	9	0	0	36
81-Bed/81-Ba	22,935	81	81	13	13	13	13	13	52	13	13	13	13	0	0	52
82-Bed/82-Ba	23,214	82	82	9	9	9	9	9	36	9	9	9	9	0	0	36
83-Bed/83-Ba	23,493	83	83	13	13	13	13	13	52	13	13	13	13	0	0	52
84-Bed/84-Ba	23,772	84	84	9	9	9	9	9	36	9	9	9	9	0	0	36
85-Bed/85-Ba	24,051	85	85	13	13	13	13	13	52	13	13	13	13	0	0	52
86-Bed/86-Ba	24,330	86	86	9	9	9	9	9	36	9	9	9	9	0	0	36
87-Bed/87-Ba	24,609	87	87	13	13	13	13	13	52	13	13	13	13	0	0	52
88-Bed/88-Ba	24,888	88	88	9	9	9	9	9	36	9	9	9	9	0	0	36
89-Bed/89-Ba	25,167	89	89	13	13	13	13	13	52	13	13	13	13	0	0	52
90-Bed/90-Ba	25,446	90	90	9	9	9	9	9	36	9	9	9	9	0	0	36
91-Bed/91-Ba	25,725	91	91	13	13	13	13	13	52	13	13	13	13	0	0	52
92-Bed/92-Ba	26,004	92	92	9	9	9	9	9	36	9	9	9	9	0	0	36
93-Bed/93-Ba	26,283	93	93	13	13	13	13	13	52	13	13	13	13	0	0	52
94-Bed/94-Ba	26,562	94	94	9	9	9	9	9	36	9	9	9	9	0	0	36
95-Bed/95-Ba	26,841	95	95	13	13	13	13	13	52	13	13	13	13	0	0	52
96-Bed/96-Ba	27,120	96	96	9	9	9	9	9	36	9	9	9	9	0	0	36
97-Bed/97-Ba																







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

METAL FINISH

STONE

CONCRETE

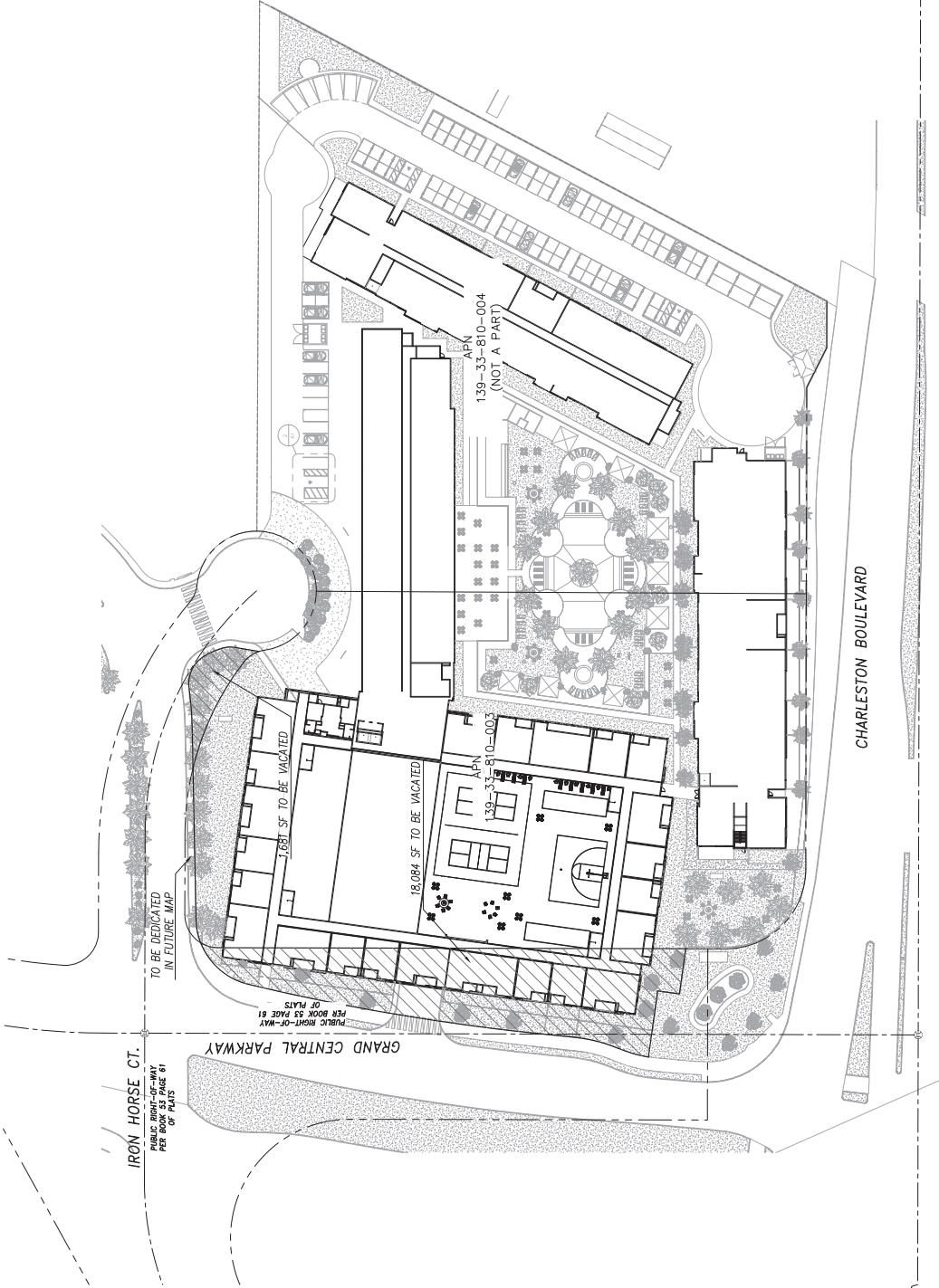
PAVERS
Belgard-Aqualine
Permeable Paver-Rio color

FLOORING

23-0661

12/20/2023

VACATION EXHIBIT



23-0661
01/18/2024

REVISIONS		No.	Date	By

DRCD
DRC Surveying Nevada, Inc.
7000 LA GONICA ST., STE 200
LAS VEGAS, NEVADA 89119
(702) 270-6119

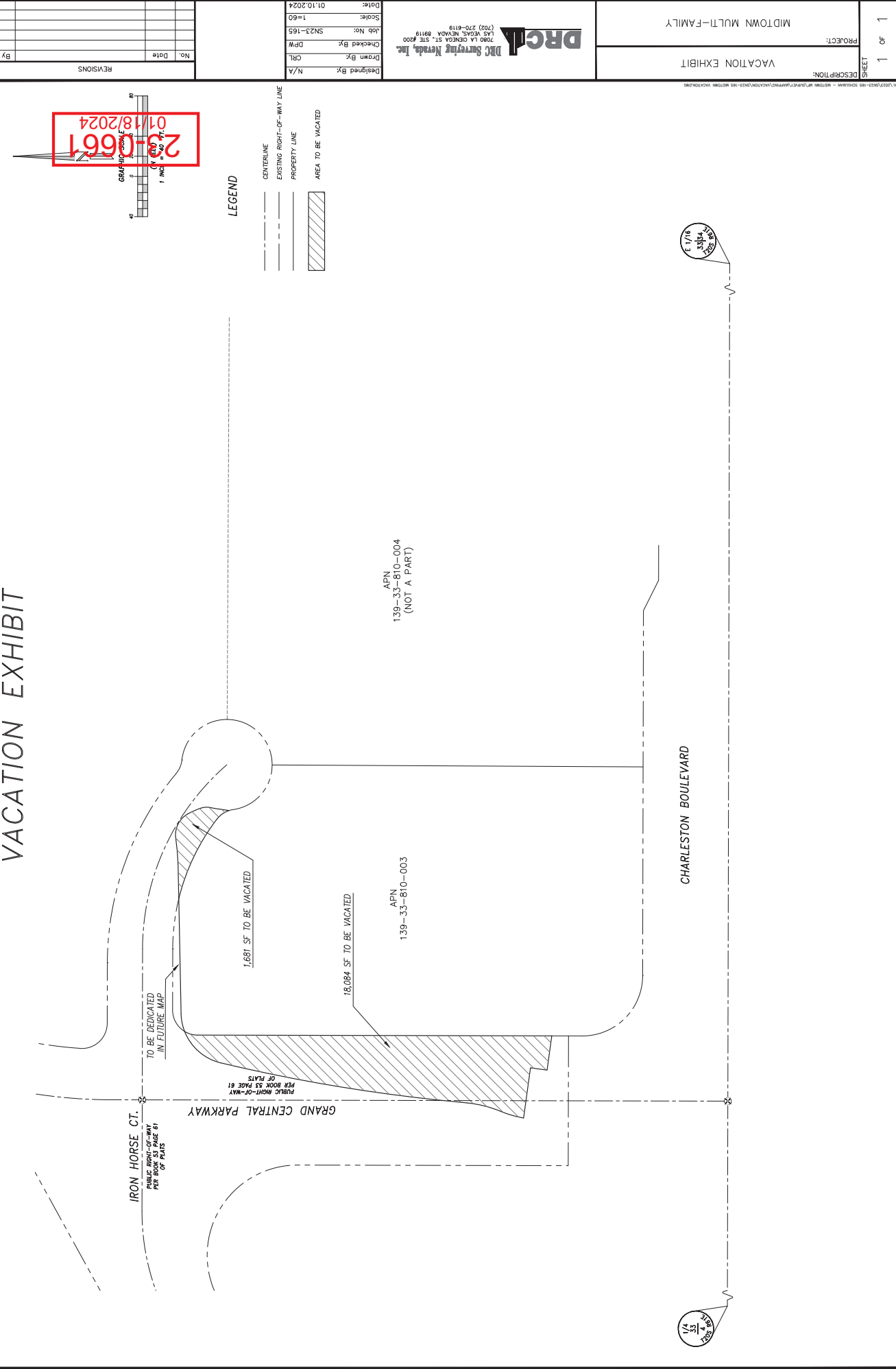
Designed By: N/A
Drawn By: CRL
Checked By: DPW
Job No: SN23-165
Scale: 1"=60'

Date: 01/10/2024

PROJECT: MIDTOWN MULTI-FAMILY
DESCRIPTION: VACATION EXHIBIT

SHEET 1 of 1

VACATION EXHIBIT



29-0661
01/18/2024

LEGEND

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

Drawn By:	N/A
Checked By:	CRL
Job No:	SN23-165
Scale:	1"=60'
Date:	01.10.2024

DRCD
DRC Surveying Nevada, Inc.
2060 LA CENIZA ST., STE #200
LAS VEGAS, NEVADA 89119
(702) 270-6119

PROJECT: MIDTOWN MULTIFAMILY
DESCRIPTION: VACATION EXHIBIT

SHEET 1 OF 1

EXHIBIT "A"

IRON HORSE CT.

GRAND CENTRAL PARKWAY

NTS

AREA TO BE VACATED
18,044 SF

LINE	BEARING	DISTANCE
L1	S82°10'46"E	34.36'
L2	S07°49'14"W	16.67'
L3	S82°10'46"E	50.33'

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°32'50"	108.75'	23.81'	11.95'
C2	16°42'33"	118.00'	34.41'	17.33'
C3	7°24'48"	1699.17'	219.85'	110.08'
C4	55°12'36"	51.50'	49.63'	26.93'
C5	31°15'40"	25.00'	13.64'	6.99'

POINT OF BEGINNING

APN 139-33-810-003

POINT OF COMMENCEMENT

CHARLESTON BOULEVARD

NTS

1/4 33 4 T20S R61E

E 1/16 33/34 T20S R61E

NTS

NTS

DRC **DRC Surveying Nevada, Inc.**
7080 LA CIENEGA ST., STE #200
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23-066
PAGE 02/10/2023

SN23-165 MIDTOWN VACATION.DWG



DRC Surveying Nevada, Inc.

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23-0661
PAGE 2 OF 3
01/18/2024

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

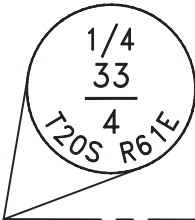
CURVE TABLE

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



SN23-165 MIDTOWN VACATION.DWG



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23-0661

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