

January 26, 2023

**City of Las Vegas Planning Department**

495 S. Main Street  
Las Vegas, Nevada 89101

**Attn: Planning Staff**

**Re: Justification Letter: G2 Capital – Las Vegas Medical District**

Parcel No: 139-33-402(014, 015, 024, 028, 034) and 139-33-406-006  
KGA Project Number: 22711.00

To Whom It May Concern:

Please accept this document as the justification letter for the above-referenced project.

On behalf of our team, the following letter details a new mixed-use development located at the southeast corner of Shadow Lane and Wellness Way in Las Vegas, Nevada. The development, through agreements between the developer (G2 Capital Development) and the landowning entities, will be developed on parcels presently owned by the City of Las Vegas and by the Board of Regents of the Nevada State Higher Education System (as part of the UNLV Shadow Lane Campus).

Please see outlined below the details of this application:

**Application Overview**

We are requesting a Site Development Plan Review.

The project site is on parcel 139-33-402(014, 015, 024, 028, 034) and 139-33-406-006 totaling approximately 3.74 gross acres and is currently zoned T6.UG.

**Project Overview**

This mixed-use development is comprised of three buildings: Building A is a medical office building; Building B is a hotel; and Building C is a parking garage which includes some ground-level office space. All three buildings will be connected and serviced through a new access drive connecting Wellness Way to the north and Hastings Avenue to the south. The site design features central public areas for gathering at ground level. For the purposes of this package, each building will be referred to as building “A, B, or C” to align with their corresponding designations in this letter.

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### **Building A – Medical Office Building**

- 6 levels at 18'-0" for the first level and 16'-0" as typical floor to floor for each upper level.
- Lobby and service areas will be located on the ground floor.
- Each level is designed as flexible shell spaces for future multi-tenant office use.
- Main Access to lobby areas will be from a new pick up and drop off vehicular access off Wellness Way.

### **Building B - Hotel**

- 6 levels at 18'-0" for the first level and 16'-0" as typical floor to floor for each upper level.
- Reception area and hotel amenities will be located on the first floor.
- There will be a publicly accessible designated retail space on the first floor off Shadow Lane.
- Main Access to lobby areas will be from a new pick up and drop off vehicular access loop at the center of the site, accessed via the new driveway connecting Wellness Way and Hastings Avenue.

### **Building C – Parking Garage**

- 8 levels at 14'-0" for the first level and 11'-4" as typical floor to floor for each upper level.
- Level 1 includes a designated 12,101 sq ft UNLV Services office area.
- Primary vehicular and pedestrian access will be through the new driveway connecting Wellness Way and Hastings Avenue.
- Secondary vehicular and pedestrian access will be from the existing UNLV surface parking lot to the east.

The architecture will consist of contemporary design aesthetic, with fiber cement panel finishes, glass storefront and window walls, and will feature material accents along with desert contemporary landscape design.

### **Parking Requirements**

New Garage parking will account for all required building A and B parking. No reductions are required for this development.

### **Site Landscape**

Landscaping will be provided that complies with City of Las Vegas Chapter 19.09 Form-Based Code as well as regional codes. Outdoor amenities will include park areas, outdoor public art, and a network of interconnected walkways and desert gardens with seating throughout the property.

### **Building Heights**

Building A will have an overall height of 108'-0", Building B will have an overall height of 113'-0", Building C will have an overall height of 99'-0". Both buildings A and B will have parapets and hidden from view mechanical equipment on the roof level.


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**Trash Enclosures**

Trash services for building A, B, and C will be provided by multiple trash enclosures located at services yards adjacent to each building.

We appreciate any comments you may have regarding this proposed development. Please let us know if you need additional information to complete your review of this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian Henley", with a large, sweeping flourish at the end.

**Brian Henley**  
Partner, Director of Design

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