



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

25-0011
01/10/2025

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Wall Height Variance

Project Address (Location) Rancho Road & Meade Avenue

Project Name District 2 **Proposed Use** commercial/recreation

Assessor's Parcel # (s) 162-08 710 002 & 162-08-303-34 **Ward #** 3

General Plan: Existing L/IR Proposed n/a **Zoning:** Existing M Proposed n/a

Additional Information _____

Property Owner FBLV District 2 LLC **Contact** Kyle Sutherland

Address 299 Park Avenue, 42nd Floor **City** New York **State** NY **Zip** 10171

E-mail n/a **Phone** n/a

Applicant FBLV District 2 LLC **Contact** Kyle Sutherland

Address 299 Park Avenue, 42 Floor **City** New York **State** NY **Zip** 10171

E-mail n/a **Phone** n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

E-mail apierce@kcnvlaw.com **Phone** 702-792-7048

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 _____

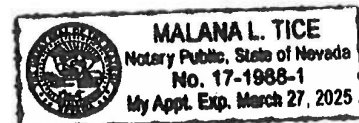
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name WINSTON FISHER, AUTHORIZED SIGNATORY

Subscribed and sworn before me

This 10th day of January, 2025

Notary Public in and for said County and State



FBLV District 2 LLC

District 2

Las Vegas NV 89102

ENTITLEMENT DOCUMENTS

25-0011
01/10/2025



VICINITY MAP
NTS

JURISDICTION	CITY OF LAS VEGAS
LOT SIZE	11.06 ACRES
ZONING	CURRENTLY M - INDUSTRIAL
CLASSIFICATION	
REFERENCE CODES	TITLE 10 19.08.100 M - INDUSTRIAL IBC 2018 W/LOCAL AMENDMENTS
SETBACKS	(M - INDUSTRIAL) FRONT: 10FT, SIDE: 10FT, REAR: 0FT
HEIGHT	HEIGHT LIMITATIONS ARE NOT AUTOMATICALLY APPLIED AS CALLED FOR IN TITLE 19.
FULL MAP PLAN	ACRES: 11.06 ACRES PARKING PROVIDED: 911 PARKING SPACES MAX HEIGHT: 18'-0"
OVERALL SITE PROGRAM	ENTERTAINMENT: 232,168 SF RESTAURANT: 39,655 SF RETAIL: 12,899 SF OFFICE: 12,899 SF D2 EXTERIOR: 74,845 SF GARAGE PLAZA: 1,000 SF
TOTAL:	353,531 SF
GARAGE	359,592 SF
TOTAL:	743,423 SF
PROPERTY APN:	162087020002 162087020001 162087020004

PARCEL MAP
NTS



NIGHTCLUB:
ONE SPACE FOR EVERY 3 PERSONS AT MAXIMUM CAPACITY:
(ORD. 6413 § 5, 03/08/19)
(ORD. 6588 § 2, 02/01/17)
(ORD. 6608 § 13, 12/06/17)
(ORD. 6682 § 9 & 10, 04/03/19)
(ORD. 6787 § 14, 07/07/2021)
CALCULATED MAXIMUM OCCUPANTS: 18,665
(REFER TO SHEET A003 FOR TABULATIONS)
TOTAL SITE PARKING REQUIREMENT: 6,222 PARKING SPACES
(REFER TO SHEET A003 FOR TABULATIONS)

kg
Las Vegas

Las Vegas, NV 89143
Suite 100
1710 Decatur Boulevard, Suite 170
Las Vegas, NV 89143
www.kga.us

Revised: 10/10/2024

FISHER BROTHERS LAS VEGAS LLC
Las Vegas, NV 89101
Gensler

One Beacon Street
Third Floor
Boston, MA 02108
United States

Kimley-Horn
8471 LAS VEGAS
BOULEVARD SUITE
LAS VEGAS, NEVADA 89119
TEL: 702.882.2600



OJB

ONE EDWORTH SQUARE
SUITE 200
BOSTON, MA 02101
HENDERSON, NV

Date Description Drawn by Check by

Sheet Signature

Project Name

District 2

Project Number

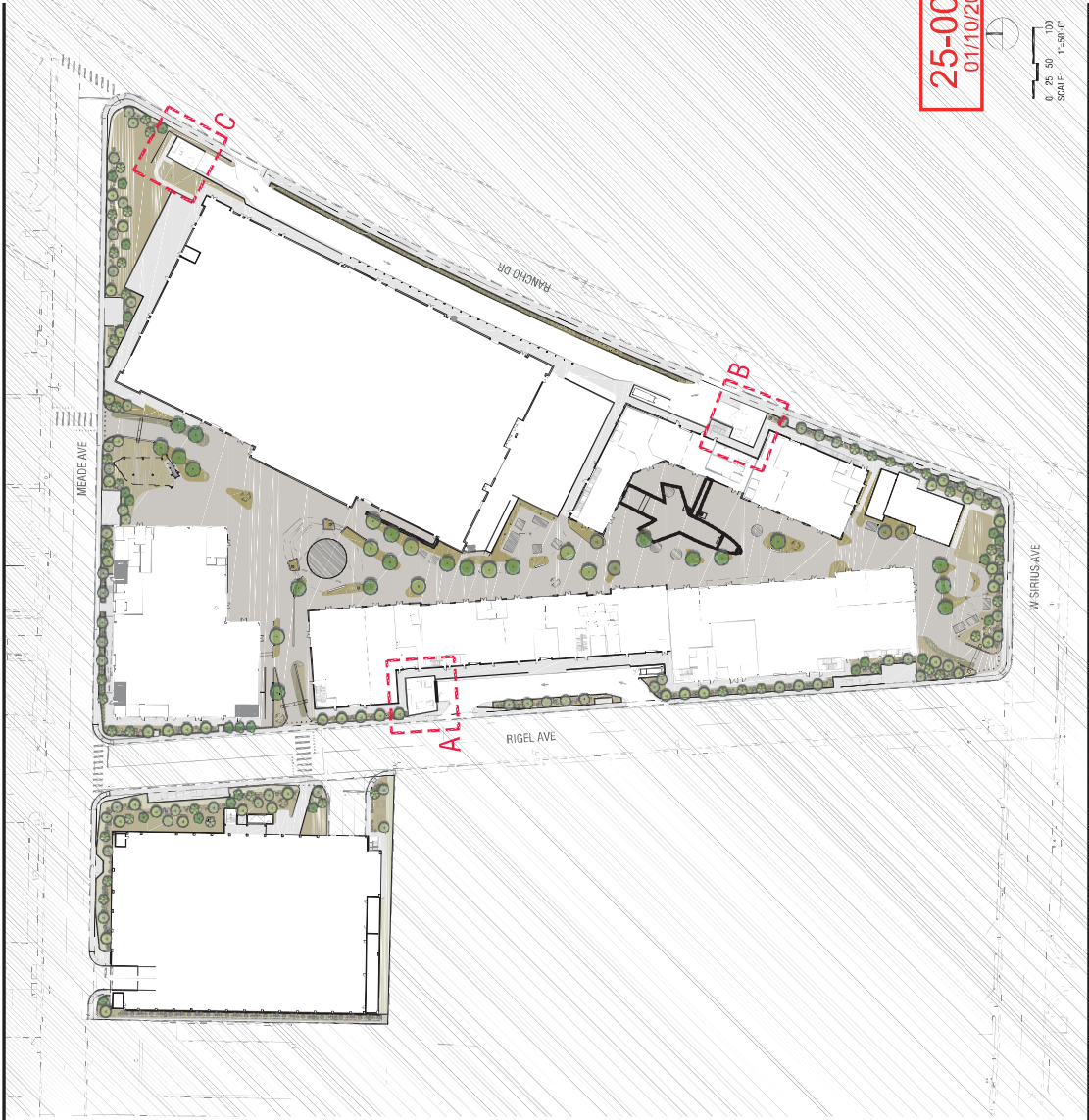
22728.00

25-001 CITY INFO
01/10/2025

Scale

1" = 50'-0"

A001



FBLV
DISTRICT 2 LLC
APN 162-08-710-002
LAS Vegas NV 89101

Gensler

One Beeson Street
Boulder, CO 80501
United States
Tel: 303.440.1234
Fax: 303.440.1235

Kimley-Horn

10015 Las Vegas Blvd
Suite 100
Las Vegas, NV 89135
Tel: 702.252.3000

OJB

10015 Las Vegas Blvd
Suite 100
Las Vegas, NV 89135
Tel: 702.252.3000

FEAL

10015 Las Vegas Blvd
Suite 100
Las Vegas, NV 89135
Tel: 702.252.3000

Date Description Drawn by: Chief

Seal / Signature

Project Name
Vegas Rising - District 2

Project Number
117575207

Revision
25-001 SITE PERIMETER WALLS
01/10/2025

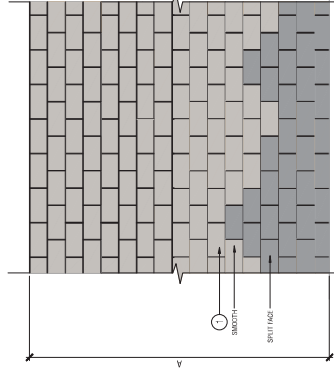
Scale
As Indicated

North Arrow
Scale: 1"=50' 0"

DATE: 01/10/2025



- A. MAXIMUM WALL HEIGHT ALLOWED: 10'-0"
MAXIMUM WALL HEIGHT REQUESTED: 12'-0"
- B. MAXIMUM PERIMETER WALL HEIGHT ALLOWED: 8'-0"
MAXIMUM PERIMETER WALL HEIGHT REQUESTED: 9'-0"
- C. MAXIMUM RETAINING WALL HEIGHT ALLOWED: 4'-0"
MAXIMUM RETAINING WALL HEIGHT REQUESTED: 3'-0"



DOI: 10.1002/anie.200500000

- | | |
|---|---|
| 1 | PERSONAL MAIL TO VOTER CONTAINING RECREATIVE PERMIT SHALL BE SOLD OUT FIRST, REEMPOWERMENT PERMIT SHALL BE SOLD OUT SECOND, RECREATIVE PERMIT SHALL BE SOLD OUT THIRD, RECREATIVE PERMIT SHALL BE SOLD OUT FOURTH |
| 2 | CONCRETE FOOTING REINFORCED WITH BARS, FORTING SIZE, CEMENT, AND REINFORCEMENT PER STRUCTURAL DESIGN |
| 3 | CHURCH AGGREGATE, IMPOVED IN FULTON STREET |
| 4 | 4 PREFERRED TRAM-POPE, CONNECT TO HARMON SYSTEM IN THE MIP |
| 5 | ADJUNCT PESTHICIDE DOWDALL (PAGES, PER CITY SCHEDULE) |
| 6 | PREPARE AGGREGATE GUARANTEE OF CIVIL |
| 7 | PREPARE GUARANTEE FOR GORTON |
| 8 | MECHANICAL COMPONENT FOR ARCH AND MIP SYSTEM |
| 9 | ASPHALT PAVING THE CIVIL |
| <p>NOTES:</p> <p>1. REFER TO DETAIL FOR 3 PAGES FOR LOCATION</p> <p>2. REINFORCEMENT SHALL BE 100% REINFORCED CIVIL</p> <p>3. ALL PAVING SHALL BE DESIGNED TO WITHSTAND 100% LOADS</p> <p>4. ALL PAVING SHALL BE DESIGNED TO WITHSTAND 100% LOADS</p> | |

NOTES:
1. REFER TO DETAIL 03 PAGE 3 FOR SITE LOCATION.
2. DETAIL FOR DESIGN INTENT ONLY. FOOTINGS AND
REINFORCEMENT SHOWN ARE FOR REFERENCE ONLY.
REFER TO STRUCTURAL ENGINEER.
3. ALL WALLS TO BE DESIGNED TO WITHSTAND 100-YEAR
STORM EVENT.
4. ALL PERIMETER WALLS TO MEET CITY REQUIREMENTS.

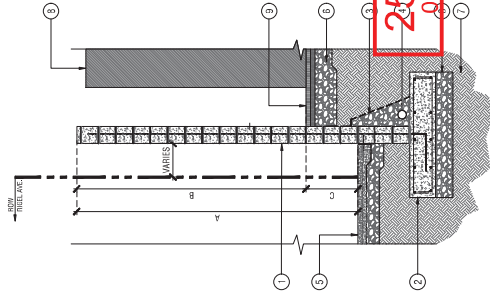


FIGURE 1. β vs. α for β and α in the range $0 \leq \alpha \leq 1$ and $0 \leq \beta \leq 1$.

© 2021 Springer

One Beacon Street
Third Floor
Boston, MA 02108

Kimley»Horn
6971 LAS VEGAS
BOULEVARD SOUTH
SUITE 320
LAS VEGAS, NEVADA 89119
Tel: 702.462.9600

OJB

2321 W. HORIZON RIDGE
P.W.Y.
SUITE 200
HENDERSON, NV

Δ Date	Description	Drawn by Child
--------	-------------	----------------

Seal / Signature

Project Name
Vegas Rising - District 2

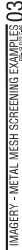
Project Number	11.7575.207
----------------	-------------

Description	UNIT	QUANTITY	UNIT PRICE	TOTAL
1. SITE PERIMETER WALLS				

Scale
As indicated



- A. MAXIMUM WALL HEIGHT ALLOWED: 10'-0"
- B. MAXIMUM WALL HEIGHT REQUESTED: 13'-0"
- C. MAXIMUM PERIMETER WALL HEIGHT ALLOWED: 8'-0"
- D. MAXIMUM PERIMETER WALL HEIGHT REQUESTED: 9'-0"
- E. MAXIMUM RETAINING WALL HEIGHT ALLOWED: 4'-0"
- F. MAXIMUM RETAINING WALL HEIGHT REQUESTED: 4'-0"



- NOTES:
1. REFER TO DETAIL 04/PAGE 4 FOR
SITE LOCATION.
2. DETAIL FOR DESIGN INTENT ONLY.
FOOTINGS AND REINFORCEMENT
SHOWN ARE FOR REFERENCE ONLY.
REFER TO STRUCTURAL ENGINEER.
3. ALL WALLS TO BE DESIGNED TO
WITHSTAND 100-YEAR STORM EVEN-
INGUALLY DISTRIBUTED
4. ALL PESTERIE WALLS TO MEET



SECTION B - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT

© 2021 Gender

One Beacon Street
Third Floor
Boston, MA 02108
Tel: 617.619.5700
Fax: 617.619.5701

OJB
ONE BOWDOIN SQUARE
SUITE 801
BOSTON, MA


FEA CONSULTING
2021 W. HORTON ROAD
PWT
SUITE 200
HENDERSON, NV

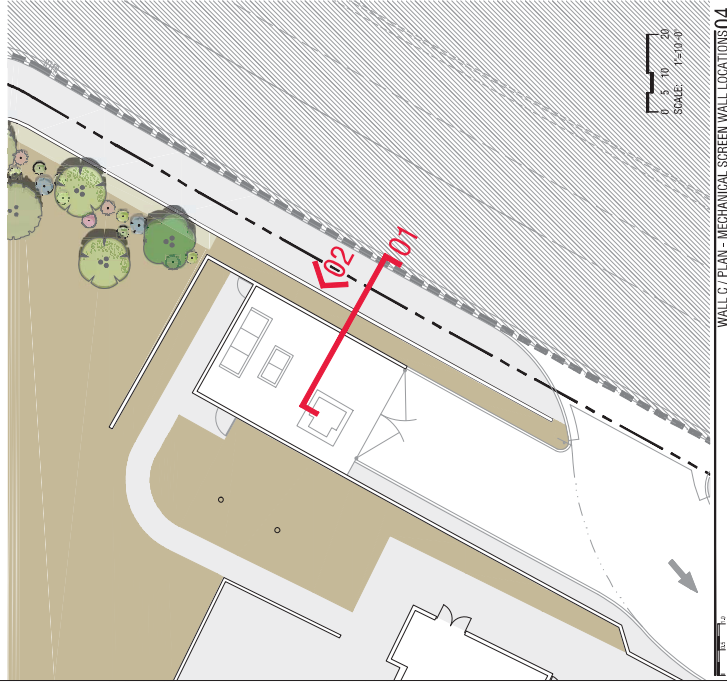
Δ Date	Description	Drawn by Child by
---------------	-------------	-------------------

Seal / Signature

Project Name
Vegas Rising - District 2

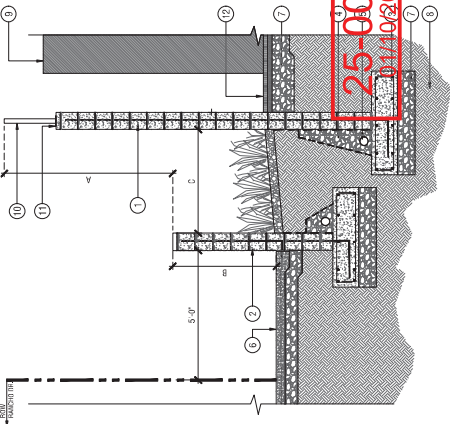
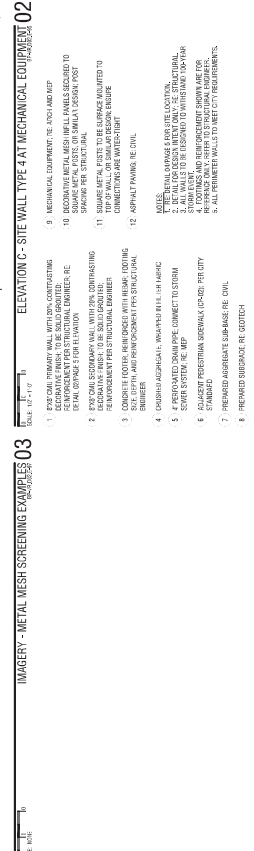
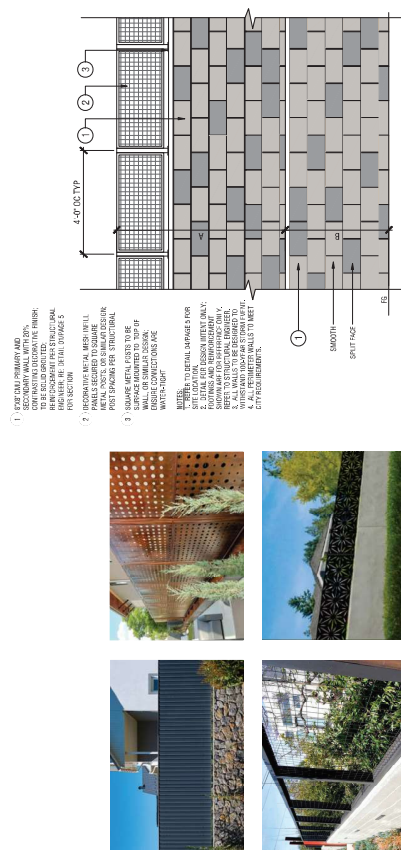
Project Number
11.7575.207

Scale
As indicated



WALL HEIGHT CODES:

A.	MAXIMUM PRIMARY WALL HEIGHT ALLOWED: 8'-0"
B.	MAXIMUM PRIMARY WALL HEIGHT REQUESTED: 10'-0"
C.	MAXIMUM SECONDARY WALL HEIGHT ALLOWED: 4'-0"
	MAXIMUM SECONDARY WALL HEIGHT REQUESTED: 5'-0"
	MAXIMUM SPACING BETWEEN WALLS ALLOWED: 5'-0"
	MAXIMUM SPACING BETWEEN WALLS REQUESTED: 4'-0"



FBLV
DISTRICT 2 LLC
APN 162-08-710-002
Las Vegas NV 89101

Gensler
One Beacon Street
Boston, MA 02108
Tel: 617.619.2700
Fax: 617.619.2701

Kimley-Horn
1400 VON KARMAN AVE.
SUITE 200
IRVINE, CA 92614
Tel: 949.261.1111
Fax: 949.261.1112

OJB
ONE EDITION SQUARE
SUITE 200
BOSTON, MA 02108
Tel: 617.619.2700
Fax: 617.619.2701

PEA ENGINEERS
2201 VU HARTON ROAD
BOSTON, MA 02108
Tel: 617.619.2700
Fax: 617.619.2701

Date	Description	Drawn by	Check by
Seal	Signature		
Project Name	Vegas Rising - District 2	Project Number	11-7575-207
Project Number	11-7575-207	Revision	25-00 SITE PER METER WALLS
Revision	25-00 SITE PER METER WALLS	Date	11/17/2025
Date	11/17/2025	Scale	AS INDICATED

SECTION C - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 01
Scale: 1/8" = 1'-0"