



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 _____

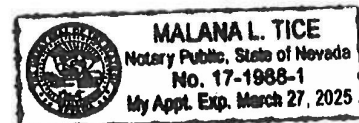
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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

PARCEL MAP
NTS



Las Vegas
1600 S. Las Vegas Blvd., Suite 300
Las Vegas, NV 89102
702.735.1000
www.kga.com

Architect
1710 Decatur Boulevard, Suite 710
Las Vegas, NV 89102
702.735.1000
www.kga.com

Revised: 10/10/2025

FISHER

BROTHERS LAS
VEGAS LLC
Las Vegas NV 89101

Gensler

One Beacon Street
Third Floor
Boston, MA 02108
United States
Tel: 617.439.2700
Fax: 617.439.2701

Kimley-Horn

4871 Las Vegas
Boulevard, Suite 200
Las Vegas, Nevada 89119
Tel: 702.882.2600



OJB

ONE EDWORTH SQUARE
225 14th HARBOR ROAD
SUITE 200
BOSTON, MA 02108
HENGERSMA, NV

Date Description Drawn by Check by

Scale Signature

Project Name

District 2

Project Number

22728.00

25-0011

01/10/2025

10/10/2025

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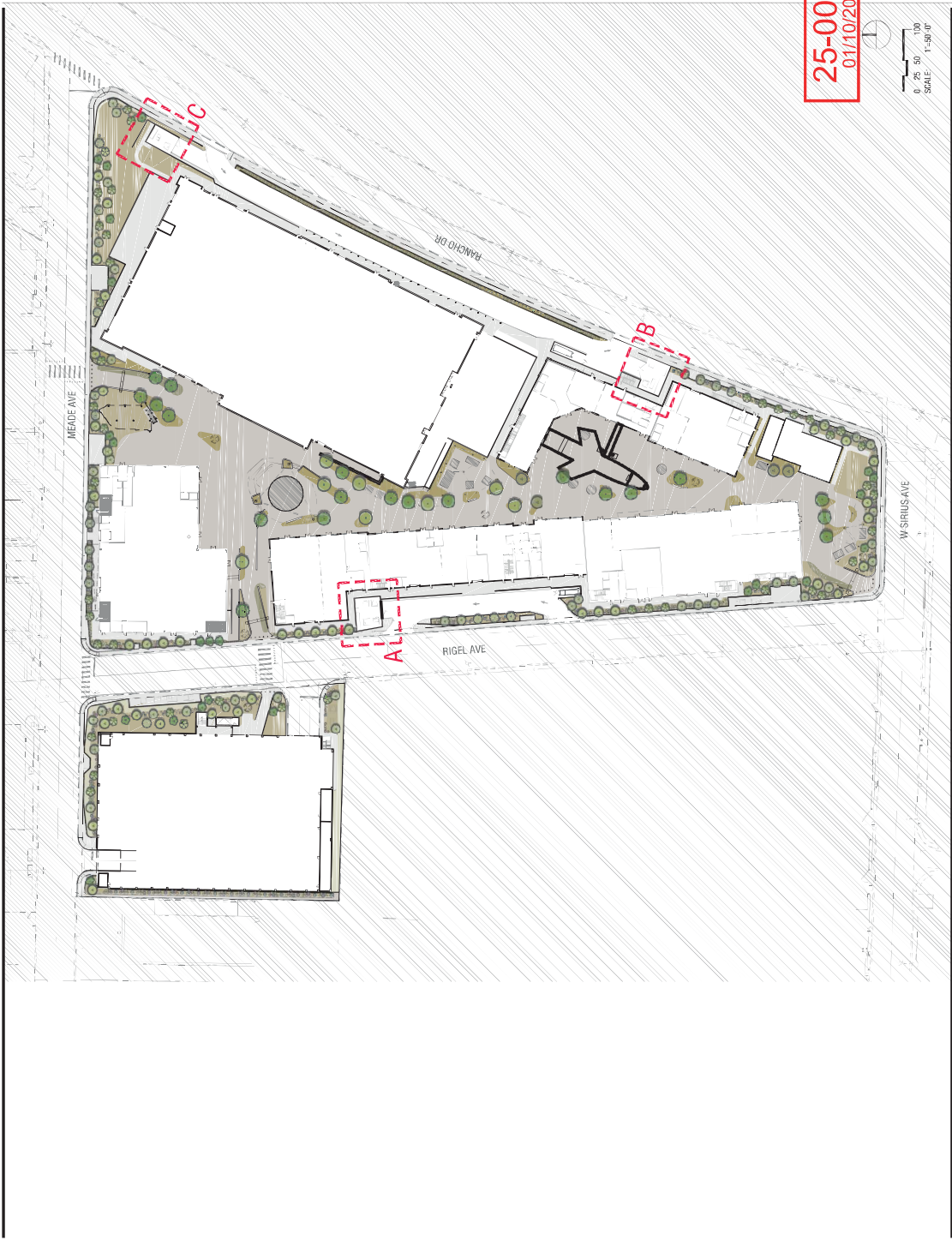
10/10/2025

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10/10/2025

10/10/2025



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

Gensler
One Biscayne Street
BOSTON, MA 02209
United States

Kimley-Horn
30715 LAS VEGAS BLVD
SUITE 100
LAS VEGAS, NV 89134
702.462.3007

CPC
148 E. 10TH STREET
PO BOX 107
DENVER, CO 80202

OJB
1000 W. CHURCH STREET
SUITE 200
BOSTON, MA 02108

FEAL
2007 W. CHURCH STREET
BOSTON, MA 02108

Date Description Drawn by Chief by

Seal / Signature

Project Name
Vegas Rising - District 2

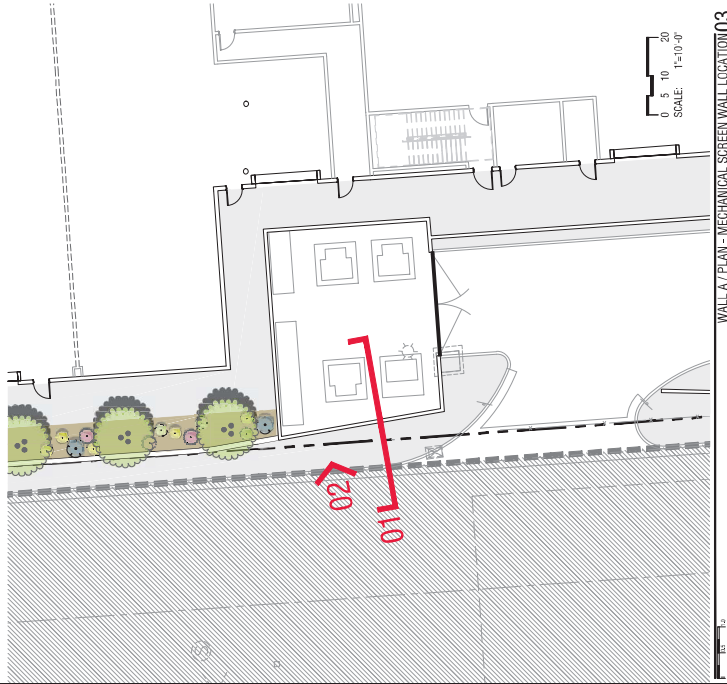
Project Number
117575207

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

Scale
As Indicated

0' 30' 60' 120'
SCALE: 1"=50' 0"

DATE: 01/10/2025

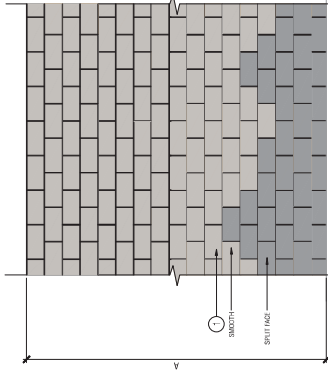


WALL A / PLAN - MECHANICAL SCREEN WALL LOCATION 03

WALL HEIGHT CODES:

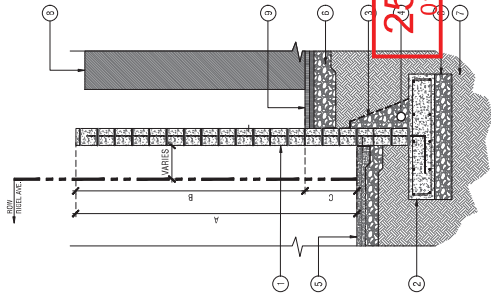
- A. MAXIMUM WALL HEIGHT ALLOWED: 10'-0"
- MAXIMUM WALL HEIGHT REQUESTED: 12'-0"
- B. MAXIMUM PERIMETER WALL HEIGHT ALLOWED: 8'-0"
- MAXIMUM PERIMETER WALL HEIGHT REQUESTED: 9'-0"
- C. MAXIMUM RETAINING WALL HEIGHT ALLOWED: 4'-0"
- MAXIMUM RETAINING WALL HEIGHT REQUESTED: 3'-0"

1. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT PER SITE LOCAL CODE. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
2. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
3. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
4. ALL PERIMETER WALLS TO MEET CITY REQUIREMENTS.



ELEVATION A - SITE WALL TYPE 4AT MECHANICAL EQUIPMENT 02

1. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
2. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
3. PERFORM WALL HEIGHT CALCULATIONS. REINFORCEMENT SHALL BE SIZED ACCORDING TO PERMITS AND LOCAL CODES.
4. ALL PERIMETER WALLS TO MEET CITY REQUIREMENTS.



ELEVATION B - SITE WALL TYPE 4AT MECHANICAL EQUIPMENT 01

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

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

Kimley-Horn
 1875 Las Vegas
 Boulevard South
 Suite 200
 Las Vegas, Nevada 89119
 Tel: 702.882.2600

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

PEA ENGINEERS
 2251 VA HARTON ROAD
 SUITE 200
 HENDERSON, NV 89014
 Tel: 702.882.2600

SEALED
 Date Description Drawn by CML by

SEALED
 Seal Signature

Project Name
 Vegas Rising - District 2

Project Number
 11-7575,207

Project Name
 Vegas Rising - District 2

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 11-7575,207

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 Vegas Rising - District 2

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Project Name
 Vegas Rising - District 2

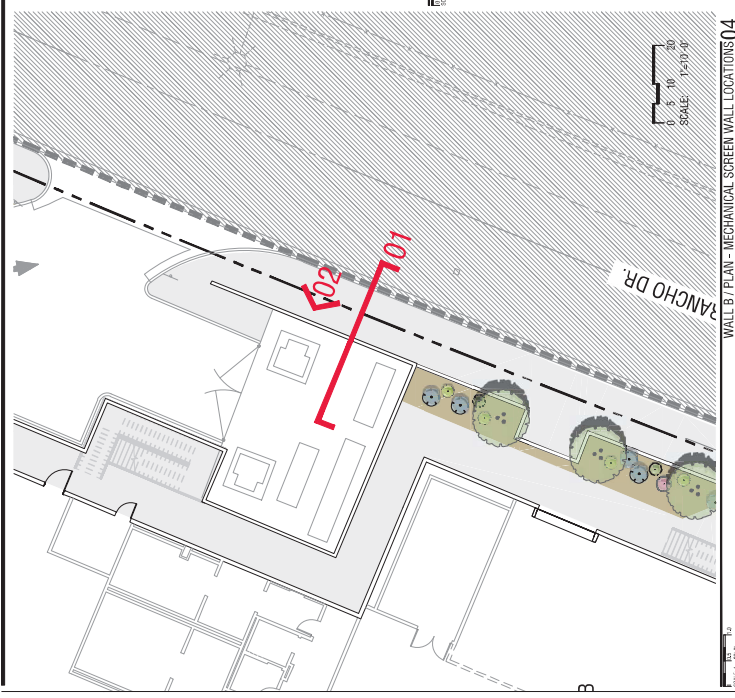
Project Number
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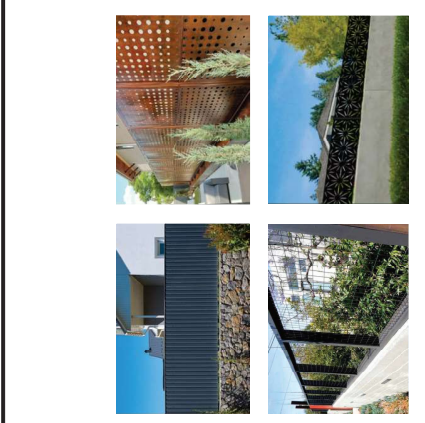
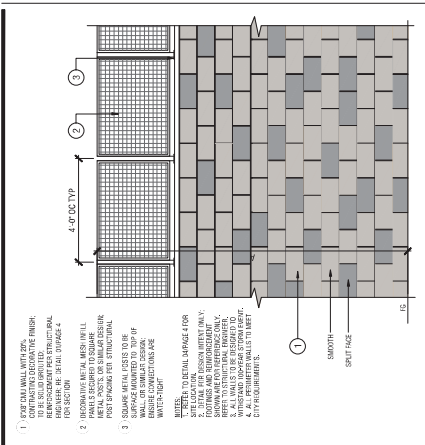
Project Name
 Vegas Rising - District 2

Project Number
 11-7575,207



WALL HEIGHT CODES:

A.	MAXIMUM WALL HEIGHT ALLOWED: 10'-0"
	MAXIMUM WALL HEIGHT REQUESTED: 13'-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: 4'-0"



- ELEVATION B - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 02**
1. FIVE CM WALL WITH 20% COMBINATION OF 1/2" AND 3/4" REBAR.
 2. CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 3. CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 4. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 5. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 6. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 7. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 8. MECHANICAL EQUIPMENT, RE. ARCH AND RUP.
 9. MECHANICAL EQUIPMENT, RE. ARCH AND RUP.
 10. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 11. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 12. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 13. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 14. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 15. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.

- IMAGERY - METAL MESH SCREENING EXAMPLES 03**
1. FIVE CM WALL WITH 20% COMBINATION OF 1/2" AND 3/4" REBAR.
 2. CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 3. CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 4. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 5. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 6. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 7. 1/2" PRECASTED CONCRETE TYPED REINFORCED WITH REBAR. EXTERIOR FINISH SHALL BE 1/2" THICK. INTERIOR FINISH SHALL BE 1/4" THICK.
 8. MECHANICAL EQUIPMENT, RE. ARCH AND RUP.
 9. MECHANICAL EQUIPMENT, RE. ARCH AND RUP.
 10. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 11. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 12. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 13. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 14. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.
 15. SQUARE METAL MESH TO BE SURFACE MOUNTED TO TOP OF WALL ON 1/2" DIA. REBAR. RE. ARCH AND RUP.

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

Gensler
 One Beacon Street
 Third Floor
 Boston, MA 02108
 Tel: 617.639.2700
 Fax: 617.639.2701

Kimley-Horn
 1871 Las Vegas
 Boulevard South
 Suite 200
 Las Vegas, Nevada 89119
 Tel: 702.882.3600

OJB
 ONE EDITION SQUARE
 SUITE 200
 BOSTON, MA 02108
 Tel: 617.639.2700
 Fax: 617.639.2701

Scale 1" = 1'-0"
Drawn by CMB/ky
Date 11/17/2017

Seal Signature
Project Name Vegas Rising - District 2
Project Number 11-7575,207
Site 2550 YV HARBOR ROAD
 SUITE 200
 BOSTON, MA 02108
 Tel: 617.639.2700
 Fax: 617.639.2701

SECTION B - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 01
 Scale: 1/2" = 1'-0"

SECTION B - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 02
 Scale: 1/2" = 1'-0"

SECTION B - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 03
 Scale: 1/2" = 1'-0"

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



- CITY REQUIREMENTS.



IMAGERY - METAL MESH SCREENING EXAMPLES

1. SPECIAL SURVEY FOR SITE LOCATION
2. SPECIAL DESIGN FOR SITE LOCATION
3. ALL WALLS TO BE DESIGNED TO WITHSTAND 100-YEAR FLOODING
4. FOOTINGS AND REINFORCEMENT SHALL BE FOR REFERENCE ONLY, OTHER STRUCTURAL ENGINEERS TO PROVIDE
5. ALL PERIMETER WALLS TO MEET CITY REQUIREMENTS
6. REPAIR/REPLACE ASPHALT SUB-BASE TO CIVIL
7. REPAIR/REPLACE ASPHALT SUB-BASE TO CIVIL
8. REPAIR/REPLACE ASPHALT SUB-BASE TO CIVIL

△	Date	Description	Down to Child by
		FBLV	
		DISTRICT 2 LLC	
		APN 162-08-710-002	
		Las Vegas NV 89101	
		Gensler	
		One Baccus Street Las Vegas NV 89101 United States	Tel 702.610.0700 Fax 774.610.5701
		Kimley-Horn	
		1000 S. Las Vegas Blvd Boyleward South Las Vegas NV 89101 Tel 702.852.2600	
		CPC	
		1000 W. KARMAN AVE SUITE 220 HUNIC, CA	
		FEA Associates	
		2211 N. HORIZON BLVD SUITE 200 HENDERSON, NV	
		OJB	
		ONE ENDORSE SQUARE SUITE 100 4000 W. VA LAS VEGAS NV 89103	