



# 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** \_\_\_\_\_

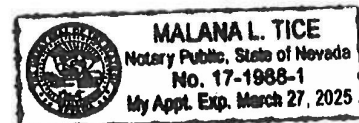
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**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

JURISDICTION	CITY OF LAS VEGAS
LOT SIZE	11.06 ACRES
ZONING	CURRENTLY M - INDUSTRIAL
CLASSIFICATION	TITLE 10
REFERENCE CODES	19.08.100 M - INDUSTRIAL
SETBACKS	IBC 2018 W/LOCAL AMENDMENTS (M - INDUSTRIAL) FRONT: 10FT, SIDE: 10FT, REAR: 0FT
HEIGHT	HEIGHT LIMITATIONS ARE NOT AUTOMATICALLY APPLIED AS CALLED FOR IN TITLE 19.
OVERALL SITE PROGRAM	11.06 ACRES RESTAURANT: 230,168 SF RETAIL: 39,655 SF D2 EXTERIOR: 74,845 SF GARAGE PLAZA: 1,000 SF TOTAL: 383,831 SF
OVERALL SITE PROGRAM	11.06 ACRES RESTAURANT: 230,168 SF RETAIL: 39,655 SF D2 EXTERIOR: 74,845 SF GARAGE PLAZA: 1,000 SF TOTAL: 383,831 SF
PROPERTY APN:	162087020002 162087020001 162087020004

**NIGHTCLUB:**  
ONE SPACE FOR EVERY 3 PERSONS AT MAXIMUM CAPACITY:  
(ORD. 6413 § 5, 03/07/19)  
(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)



Las Vegas  
1710 Desert Boulevard, Suite 710  
Las Vegas, NV 89142  
702.734.1200  
www.kga.us

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  
LAS VEGAS, NEVADA 89119  
Tel: 702.882.2600



**OJB**

ONE EDWORTH SQUARE  
SUITE 200  
BOSTON, MA  
Tel: 617.439.2700

Date: Description: Drawn by: Check by:

Project Name: District 2

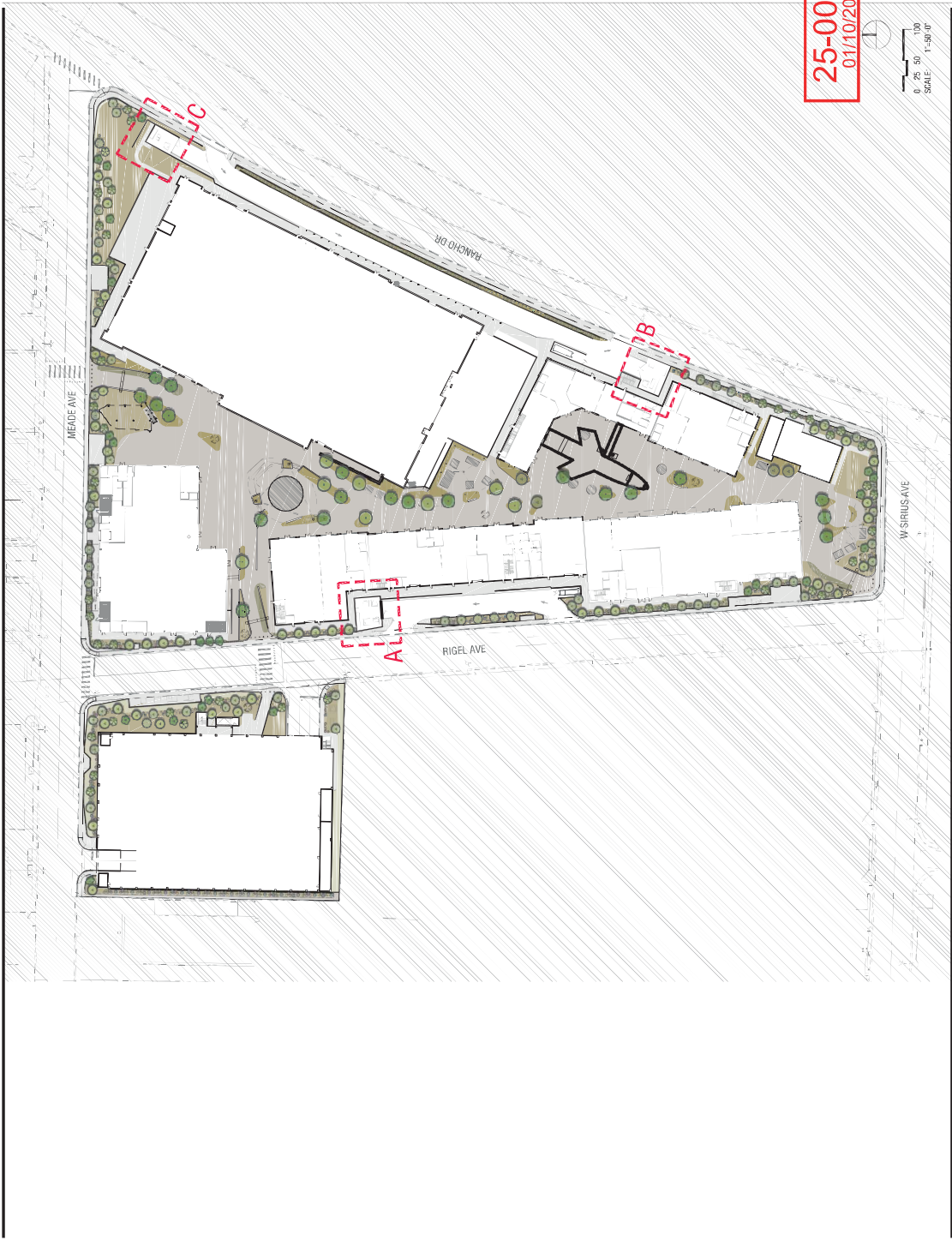
Project Number: 22728.00

Revision: 25-001

City: Las Vegas

Scale: 1" = 50'-0"

**A001**



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

**Gensler**  
One Biscayne Street  
BOSTON, MA 02209  
United States

**Kimley-Horn**  
10715 LAS VEGAS BLVD  
SUITE 100  
LAS VEGAS, NV 89134  
702.792.3007

**OJB**  
100 W. HICKORY SQUARE  
SUITE 200  
BOSTON, MA 02108  
617.552.1000

Date Description Drawn by Chief by

Seal / Signature

Project Name  
Vegas Rising - District 2

Project Number  
117575207

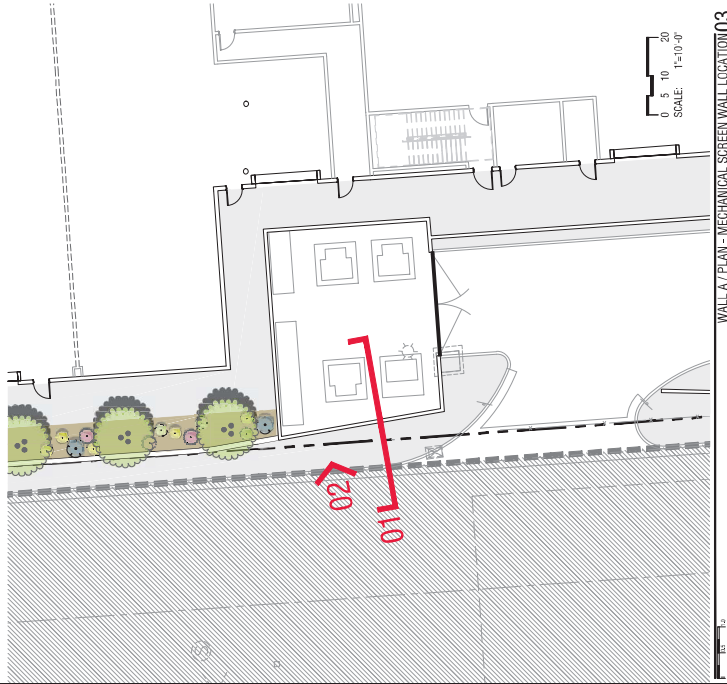
Revision  
**25-001 SITE PERIMETER WALLS**  
01/10/2025

Scale  
As Indicated



DATE: 01/10/2025



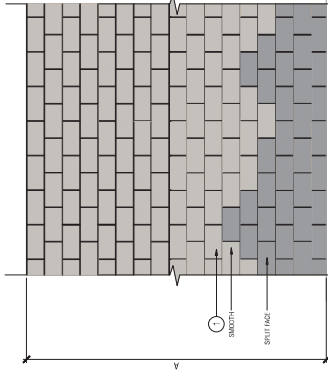


WALL A / PLAN - MECHANICAL SCREEN WALL LOCATION 03

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"

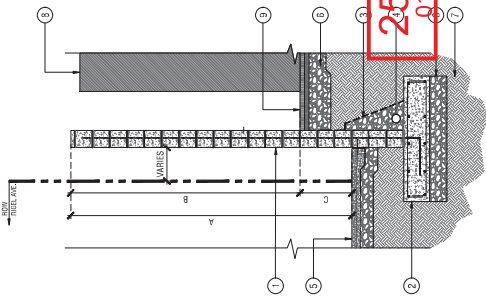
1. PERIMETER WALL WITH SMOOTH FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
2. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
3. ALL PERIMETER WALLS TO BE SMOOTHED.
4. ALL PERIMETER WALLS TO BE SMOOTHED.



ELEVATION A - SITE WALL TYPE 4 (AT MECHANICAL EQUIPMENT) 02

1. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
2. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
3. ALL PERIMETER WALLS TO BE SMOOTHED.
4. ALL PERIMETER WALLS TO BE SMOOTHED.

5. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
6. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
7. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
8. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.
9. PERIMETER WALL WITH SPLIT FINISH. REINFORCED WITH 1/2" DIA. BARS. REINFORCEMENT SHALL BE SMOOTHED.



SECTION A - SITE WALL TYPE 4 (AT MECHANICAL EQUIPMENT) 01

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

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

**Kimley-Horn**  
 1000 Von Karmann Ave.  
 Suite 200  
 Las Vegas, NV 89119  
 Tel: 702.882.2000

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

Scale: As Indicated

Seal Signature

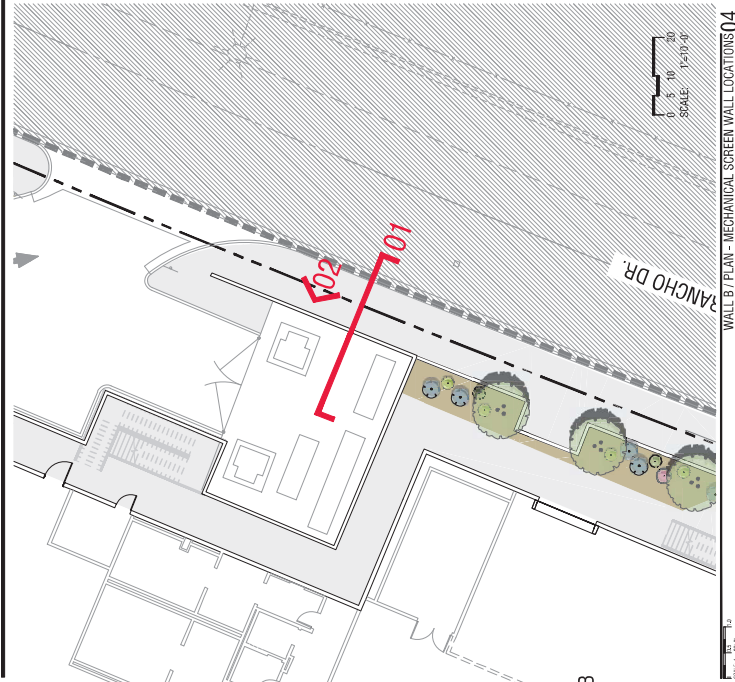
Project Name  
 Vegas Rising - District 2

Project Number  
 11-7575,207

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

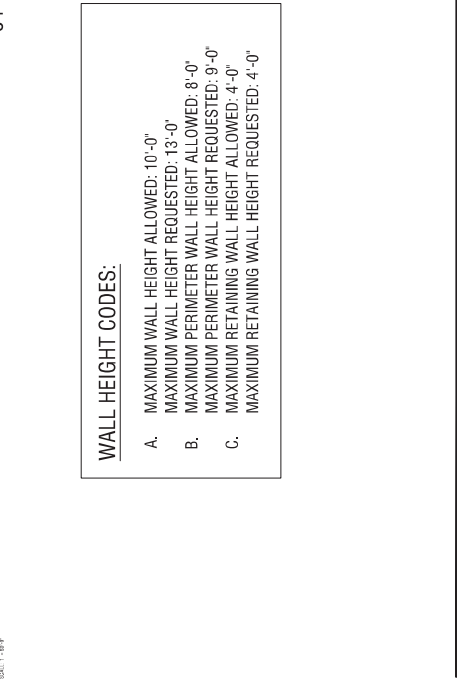
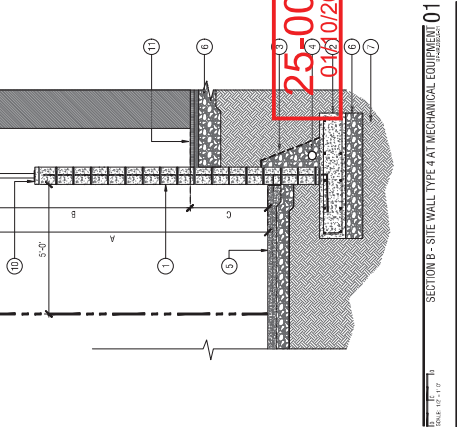
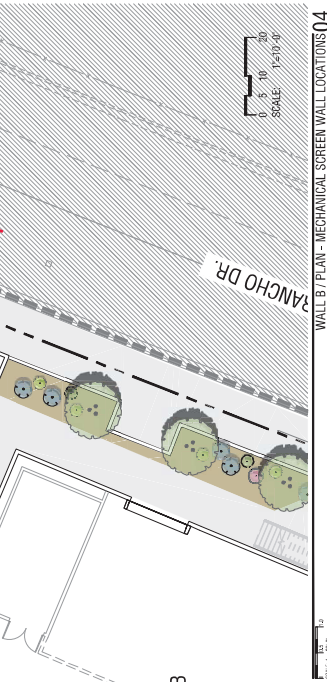
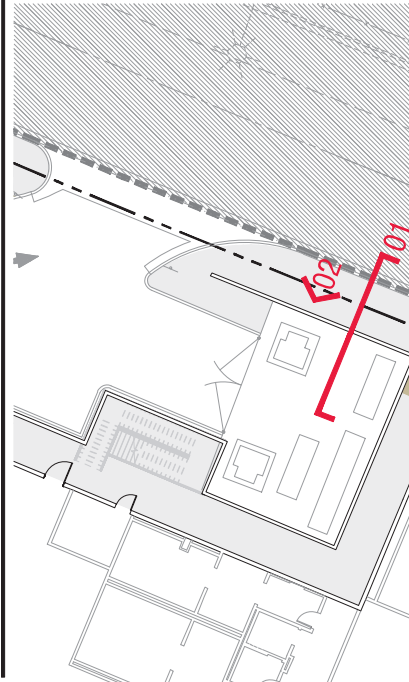
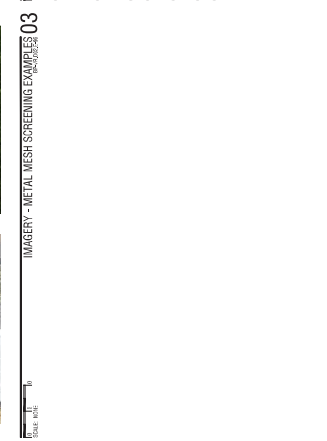
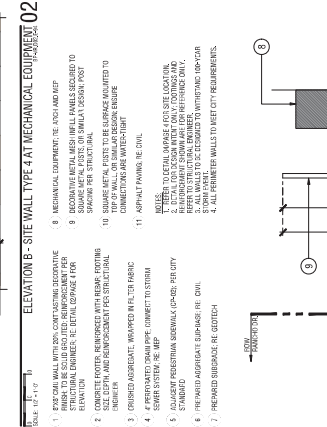
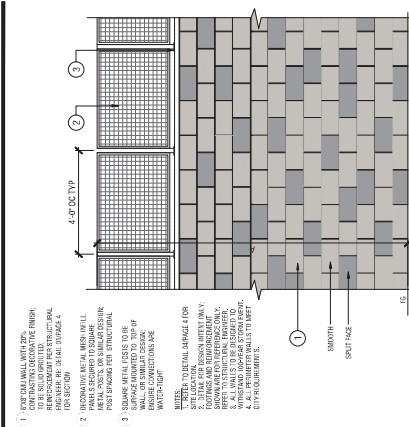
Scale  
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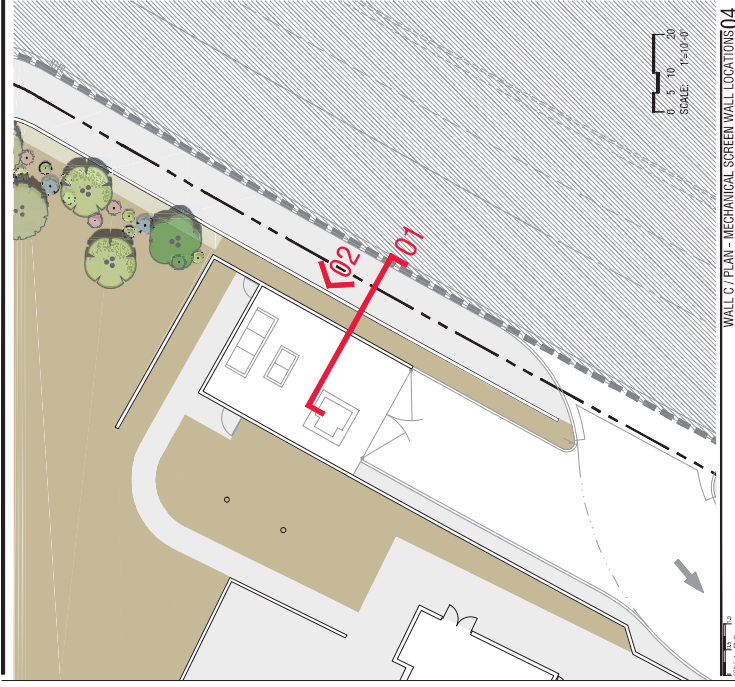
02/01/2025



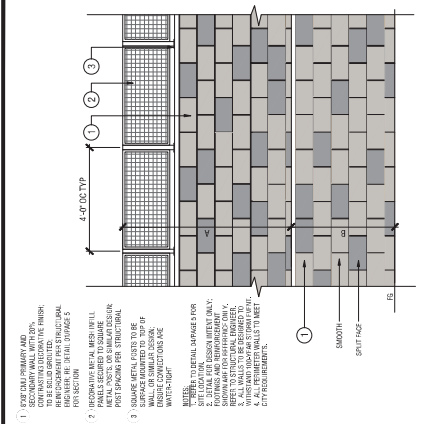
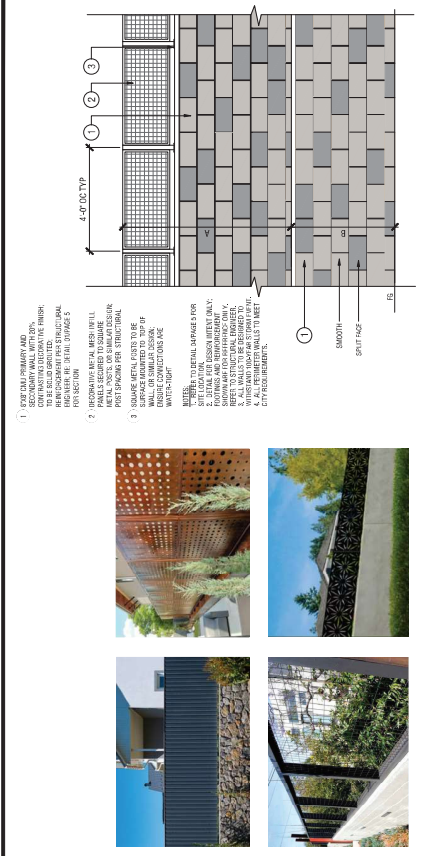
**WALL HEIGHT CODES:**

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"

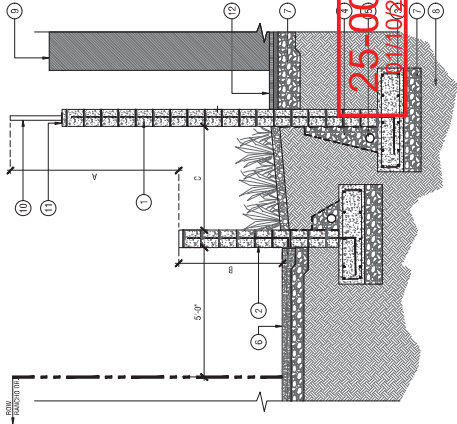




- WALL HEIGHT CODES:**
- A. MAXIMUM PRIMARY WALL HEIGHT ALLOWED: 8'-0"
  - B. MAXIMUM PRIMARY WALL HEIGHT REQUESTED: 10'-0"
  - C. MAXIMUM SECONDARY WALL HEIGHT ALLOWED: 4'-0"
  - D. MAXIMUM SECONDARY WALL HEIGHT REQUESTED: 5'-0"
  - E. MAXIMUM SPACING BETWEEN WALLS ALLOWED: 5'-0"
  - F. MAXIMUM SPACING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



- ELEVATION C - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 02**
1. 4'-0" HIGH PRIMARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  2. 4'-0" HIGH SECONDARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  3. 4'-0" HIGH TERTIARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  4. 4'-0" HIGH QUATERNARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  5. 4'-0" HIGH QUINQUARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  6. 4'-0" HIGH SEXARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  7. 4'-0" HIGH SEPTARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  8. 4'-0" HIGH OCTARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  9. 4'-0" HIGH NONARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  10. 4'-0" HIGH DECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  11. 4'-0" HIGH UNDECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  12. 4'-0" HIGH DUODECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.



- SECTION C - SITE WALL TYPE 4 AT MECHANICAL EQUIPMENT 01**
1. 4'-0" HIGH PRIMARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  2. 4'-0" HIGH SECONDARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  3. 4'-0" HIGH TERTIARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  4. 4'-0" HIGH QUATERNARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  5. 4'-0" HIGH QUINQUARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  6. 4'-0" HIGH SEXARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  7. 4'-0" HIGH SEPTARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  8. 4'-0" HIGH OCTARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  9. 4'-0" HIGH NONARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  10. 4'-0" HIGH DECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  11. 4'-0" HIGH UNDECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.
  12. 4'-0" HIGH DUODECARY WALL WITH 20% CONTRASTING METAL MESH SCREENING.

**FBLV**  
**DISTRICT 2 LLC**  
**APN 162-08-710-002**  
**Las Vegas NV 89101**  
**Gensler**  
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**Kimley-Horn**  
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 LAS VEGAS, NEVADA 89179  
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**OJB**  
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**CPC**  
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 LAS VEGAS, NEVADA 89179  
 Tel: 702.682.3600

**PEA**  
 2201 VON KARMAN RD  
 SUITE 200  
 BOSTON, MA  
 Tel: 617.619.2700  
 Fax: 617.619.2701

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