

January 10, 2025

VIA ELECTRONIC UPLOAD

City of Las Vegas Planning & Zoning
495 S. Main St.
Las Vegas, NV 89101

Re: *Wall Height Variance – District 2*
APN's 162-08-710-002 & 162-08-303-034

To Whom It May Concern:

Please be advised our office represents FBLV District 2 LLC (the "Applicant") for an approved project (the "Project"). The Project is bounded by South Rancho Drive on the east; Rigel Avenue to the west; and Meade Avenue at the northern boundary (the "Site"). The Site is approximately 11.06 acres.

On July 09, 2024, the Las Vegas Planning Commission approved 24-0219 (VARI, SUP1, SUP2, and SDRI) allowing for the development of the Project consisting of an Indoor/Outdoor Commercial Recreation Facility with Use Permits for 1) Alcohol, On-Premise Full and Variances, 2) Onsite Parking, and 3) Setbacks, and Waivers for Landscape.

The Applicant is seeking modification to the approved Project design due to changes of the construction documents caused by an equipment re-design required by NV Energy. The initial equipment specified by NV Energy was revised in the field and has increased in overall height. Furthermore, subject to City of Las Vegas Development Standards (19.08.040 - E.4.), electrical equipment is required to be screened from public view. In order to comply with such code, the minor changes are limited to the following:

- On Screen Wall A of the site plan, Applicant requests:
 - A Maximum Perimeter Wall Height of 9 feet where 8 feet is allowed.
 - A Maximum Wall Height of 12 feet where 10 feet is allowed.
- On Screen Wall B of the site plan, Applicant requests:
 - A Maximum Perimeter Wall Height of 9 feet where 8 feet is allowed.
 - A Maximum Wall Height of 13 feet where 10 feet is allowed.
- On Screen Wall C of the site plan, Applicant requests:
 - A Maximum Primary Wall Height of 10 feet where 8 feet is allowed.
 - A Maximum Secondary Wall Height of 5 feet where 4 feet is allowed.

25-0011
01/10/2025

Generally, the balance of the Project remains the same including the purposes and functions of the proposed buildings, the Site amenities, appearance of the buildings, and building heights including the parking garage structure.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

25-0011
01/10/2025