



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48857** APN: 139-34-501-001, 139-34-501-003

Name of Property Owner: BG Las Vegas LLC

Name of Applicant: BG Las Vegas LLC (David McQuitty)

Name of Representative: PGAL LLC, Diana Payne

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): _____

APN: _____

Signature of Property Owner: _____

Print Name: Shawn Kuba, Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

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MAR 28 2013
City of Las Vegas
Dept. of Planning

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On March 6, 2013 before me, Dainise M. Meissner,
Date Here Insert Name and Title of the Officer

personally appeared Shaul Kuba
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Department of Planning Statement of Financial Interest

Document Date: March 6, 2013 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Shaul Kuba Signer's Name: _____

☒ Corporate Officer — Title(s): Vice President

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

BG Las Vegas, LLC

☐ Corporate Officer — Title(s): _____

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
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MAR 28 2013



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-48857** APN: 139-34-501-002

Name of Property Owner: Leebove Sydehl et al

Name of Applicant: Lessee: BG Las Vegas LLC (David McQuitty)

Name of Representative: PGAL LLC, Diana Payne

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): _____

APN: _____

Signature of ~~Property Owner~~ ^{Lessee:} [Signature]

Print Name: Shawl Kuba, Vice President

Subscribed and sworn before me

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City of Las Vegas
Dept. of Planning

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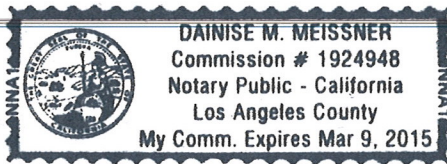
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☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

BG Las Vegas, LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BG Las Vegas LLC
Project Address (Location) 200 N Casino Center Blvd & 208 Stewart Avenue
Project Name DT3R Proposed Use _____
Assessor's Parcel #(s) 139-34-501-001 & 139-34-501-003 Ward # 5 - Ricki Y. Barlow
General Plan: existing X proposed _____ Zoning: existing C-2 proposed C-2
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.80 Lots/Units TBD Density _____
Additional Information Remodel Existing First Level of Parking Garage. Maintain upper parking levels.

PROPERTY OWNER BG Las Vegas LLC Contact _____
Address 206 N. 3rd Street Phone: _____ Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT BG Las Vegas, LLC Contact David McQuitty
Address 6922 Hollywood Blvd, 9th Floor Phone: (323) 860-4900 Fax: (323) 860-4901
City Los Angeles State CA Zip 90028
E-mail Address DMcQuitty@cimgroup.com

REPRESENTATIVE PGAL LLC Contact Diana Payne
Address 3379 W. Oquendo Rd. Phone: (702) 435-4448 Fax: (702) 435-4470
City Las Vegas State NV Zip 89118
E-mail Address dpayne@pgal.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Shawn Kuba, Vice President

Subscribed and sworn before me

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MAR 28 2013

City of Las Vegas
Dept. of Planning

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SDR-48857

Meeting Date: 03/14/13

Total Fee: \$1030.00

Date Received: 03/28/13

Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

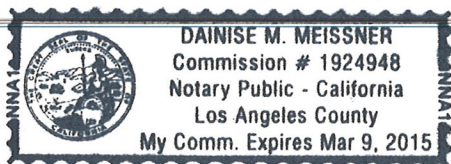
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- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

BG Las Vegas, LLC

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Leebove Sydell et al - Lessee: BG Las Vegas LLC
Project Address (Location) 220 N Casino Center Blvd
Project Name DT3R Proposed Use _____
Assessor's Parcel #(s) 139-34-501-002 Ward # 5 - Ricki Y. Barlow
General Plan: existing X proposed _____ Zoning: existing G-2 proposed G-2
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.80 Lots/Units TBD Density _____
Additional Information Remodel Existing First Level of Parking Garage. Maintain upper parking levels.

PROPERTY OWNER Leebove Sydell et al Contact _____
Address 206 N. 3rd Street Phone: _____ Fax: _____
City Las Vegas State NV Zip 89101
E-mail Address _____

APPLICANT BG Las Vegas, LLC Contact David McQuitty
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City Los Angeles State CA Zip 90028
E-mail Address DMcQuitty@cimgroup.com

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Print Name Shawn Kuba, Vice President

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FOR DEPARTMENT USE ONLY

Case # SDR-48857

Meeting Date: 05/14/2013

Total Fee: 1030.00

Date Received:* 03/28/13

Received By: Jonathan B.

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☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

BG Las Vegas, LLC

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☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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OWNER DEVELOPER

HFAI

T 415.331.5233
F 415.997.5234
4000 Bridgeway Avenue
Sausalito, California 94965
www.hfainternational.com
ARCHITECT



3379 W. OQUENDO RD.
LAS VEGAS, NV 89118
T 702.485.4448
F 702.485.4470
PROJECT TITLE

DTFA-BINIONS PARKING

GARAGE RETAIL REUSE

PROJECT ADDRESS

SEC CASINO CENTER

BLVD/STEWART

PROJECT NUMBER

DATE OF ISSUE

REVISIONS

REVISIONS

REVISIONS

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LAND USE SUBMITTAL
(BINIONS)

SUBMITTED

APPROVED

REGISTRATION

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SHEET TITLE

LEVEL 1 -

EXISTING FLOOR PLAN

SHEET NUMBER

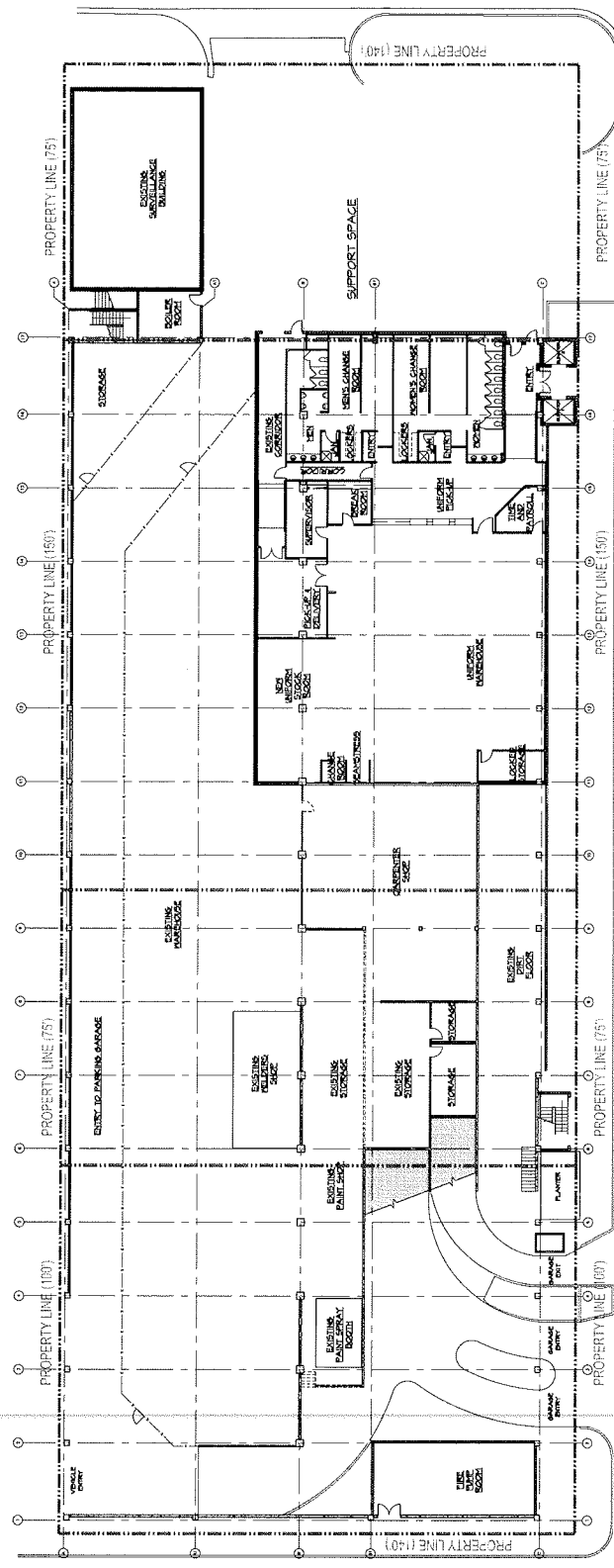
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0 10 30 60



N. CASINO CENTER BLVD

1 LEVEL 1 - EXISTING FLOOR PLAN

SDR-48857

CIVIL

HFAI
 OWNER/DEVELOPER
 T 415 331 5233
 F 415 597 5234
 4000 Bridgeway Avenue
 Sausalito, California 94965
 www.hfaiconsultants.com
 ARCHITECT

PGAL
 3379 W COUENBORO RD
 LAS VEGAS, NV 89118
 T 702 438 4470
 F 702 438 4470
 PROJECT TITLE
 0719 BINION'S PARKING
 GARAGE RETAIL REUSE
 PROJECT ADDRESS
 SEC CASINO CENTER
 BLVD STEWART

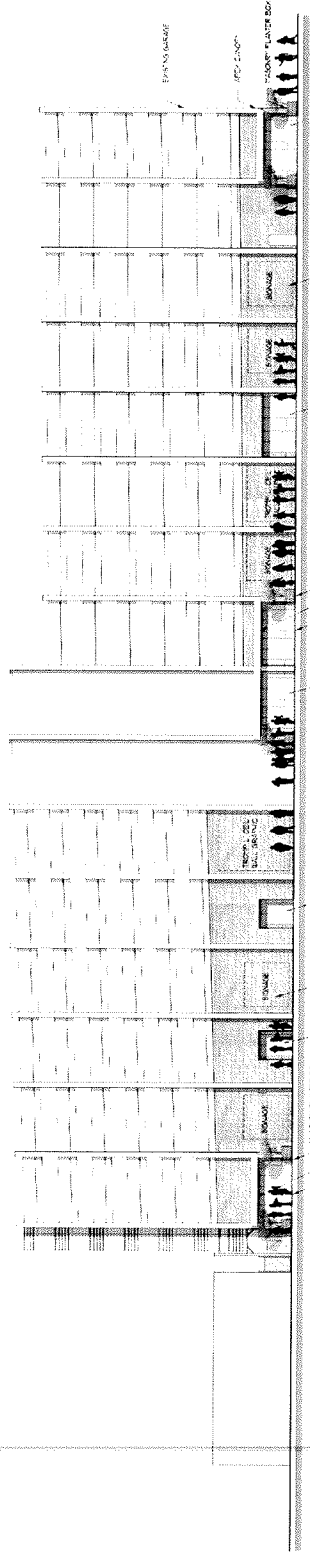
PROJECT NUMBER
 DATE OF ISSUE
 REVISIONS

LAND USE SUBMITTAL
 (BINIONS)

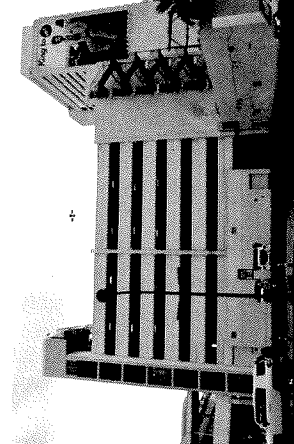
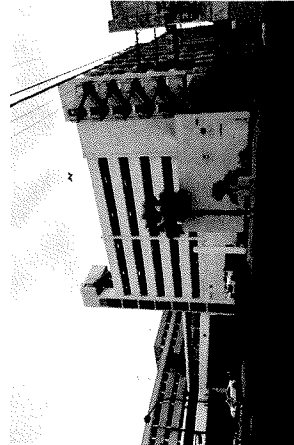
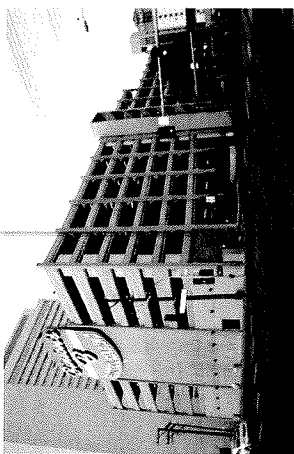
SUBMITTER
 APPROVER
 REGISTRAR
 CONTRACT C 205

SHEET TITLE
 BINIONS GARAGE
 EXTERIOR ELEVATIONS
 SHEET NUMBER

A6.00



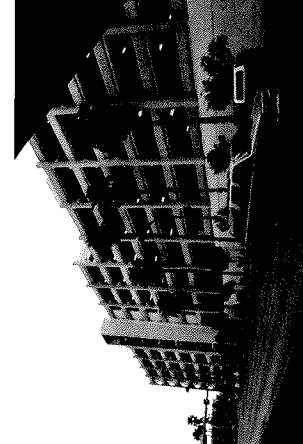
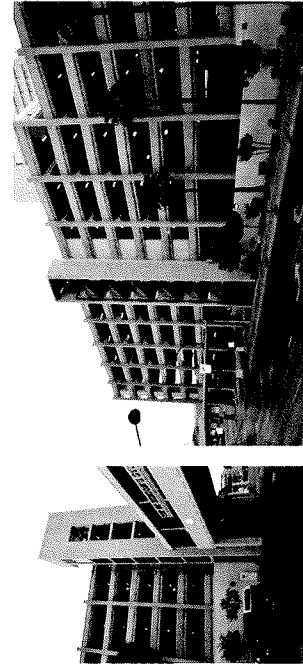
BINION'S GARAGE EAST ELEVATION



BINION'S GARAGE EAST NORTH ELEVATION

BINION'S GARAGE EAST SOUTH ELEVATION

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BINION'S GARAGE EAST WEST ELEVATION

SDR-48857

CIM

OWNER/ DEVELOPER

HFA

T 415.331.5233

F 415.997.5234

4000 Bridgeway Avenue

Sausalito, California 94965

www.hfainternational.com

ARCHITECT

PGAL

3379 W. OQUENDO RD.

LAS VEGAS, NV 89118

[T] 702.435.4448

[F] 702.435.4470

PROJECT TITLE

DT3R - BINION'S PARKING
GARAGE RETAIL REUSE

PROJECT ADDRESS

SEC CASINO CENTER
BLVD./STEWART

PROJECT NUMBER

DATE OF ISSUE

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(BINION'S)

PGAL, LLC

Alexandria | Atlanta | Boca Raton | Dallas | Fort Lauderdale | Houston | Las Vegas | Los Angeles | Phoenix

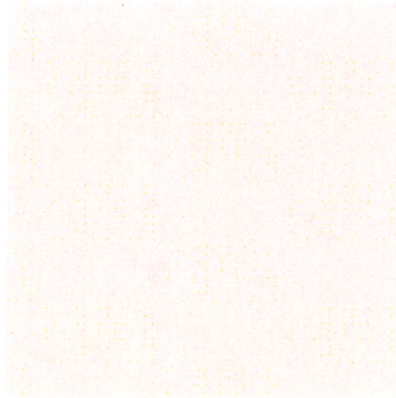
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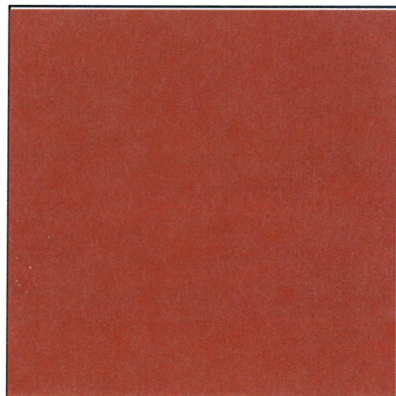
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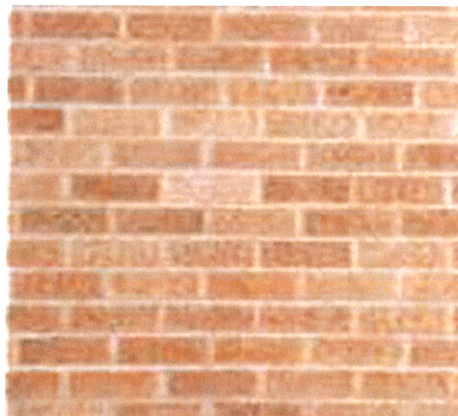
SHEET NUMBER



CANOPY COLOR



STOREFRONT COLOR



BRICK VENEER

COLOR BOARD

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MAR 28 2013

SDR-48857

220 N. Casino Center Blvd.

Proposed 37.184 thousand square foot commercial development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	15.4	22.88	352
AM Peak Hour			1.62	25
PM Peak Hour			1.45	22

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	21.784	127.15	2,770
AM Peak Hour			11.52	251
PM Peak Hour			11.15	243

Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	37.184	42.94	3,122
AM Peak Hour			1.00	276
PM Peak Hour			3.73	265

Existing traffic on all nearby streets:

Stewart Avenue

Average Daily Traffic (ADT)	6,876
PM Peak Hour (heaviest 60 minutes)	550

Casino Center Boulevard

Average Daily Traffic (ADT)	11,713
PM Peak Hour (heaviest 60 minutes)	937

4th Street

Average Daily Traffic (ADT)	12,938
PM Peak Hour (heaviest 60 minutes)	1,035

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Stewart Avenue	34,500
Casino Center Boulevard	25,400
4th Street	31,080

This project is expected to add 3,122 additional trips per day on Stewart Ave., Casino Center Blvd. and 4th St. Currently, Stewart is at about 20 percent of capacity, Casino Center is at about 46 percent of capacity and 4th is at about 42 percent of capacity. With this project, Stewart is expected to be at about 29 percent of capacity, Casino Center to be at about 58 percent of capacity and 4th St. to be at about 52 percent of capacity.

Based on Peak Hour use, this conversion will add 276 additional cars into the area in the peak hour, or about nine every two minutes.

Note that this report assumes all traffic from this development uses all named streets.