



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-70397

Case Number: PRJ-70176 APN: 139-34-510-001 through 139-34-510-004

Name of Property Owner: BG Developer, LLC and BG Las Vegas, LLC

Name of Applicant: BG Developer, LLC and BG Las Vegas, LLC/Bradley Aaronson

Name of Representative: Bradley Aaronson, First Vice President, CIM Group

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: Terry Wachsner
Vice President

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

SEE
ATTACHED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 27TH
day of APRIL, 2017, by TERRY
WACHSNER,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature Fr Halleman

PRJ-70176
05/08/17

VAR-70397



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance for Block Wall Height along Casino Center Boulevard
Project Address (Location) 220 E. Ogden Avenue, Las Vegas, NV 89101
Project Name The QUAD at Downtown Grand Hotel & Casino Proposed Use Mixed-Use Entertainment Venue
Assessor's Parcel #(s) 139-34-510-001 THROUGH 139-34-510-004 Ward # 5
General Plan: existing No Change proposed No Change Zoning: existing C-2 proposed No Change
Commercial Square Footage 44,133 sf Floor Area Ratio .785
Gross Acres 1.29 Lots/Units N/A Density N/A
Additional Information _____

PROPERTY OWNER BG Developer, LLC & BG Las Vegas, LLC Contact Bradley Aaronson
Address 4700 Wilshire Blvd. Phone: 323-860-4900 Fax: _____
City Los Angeles State CA Zip 90010
E-mail Address BAaronson@cimgroup.com

APPLICANT Same As Above Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE Breslin Builders Contact Todd McBrayer
Address 5525 Polaris Avenue, Suite B Phone: 702-798-3977 Fax: _____
City Las Vegas State NV Zip 89118
E-mail Address TMcBrayer@breslinbuilders.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* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # **VAR-70397**

Meeting Date: _____

Total Fee: _____

Date Received:*

Received By: _____

*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.

BG Developer, LLC
a Nevada limited liability company

By: DT3 Developer, LLC
a Nevada limited liability company

By: CIM Fund III, LP, a Delaware limited partnership
Its managing member

By: CIM Fund III, GP, LLC, its general partner

By: CIM Management Inc. its Manager

Terry Wachsner, Authorized Signatory

BG Las Vegas, LLC
A Nevada limited liability company

Terry Wachsner, Vice President

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles



Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me

on this 4 day of May, 2017,
by Terence Wachsner
Date Month Year

(1) Terence Wachsner

(and (2) _____),

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Jessie Leilani Lopez
Signature of Notary Public

PRJ-70176
05/08/17

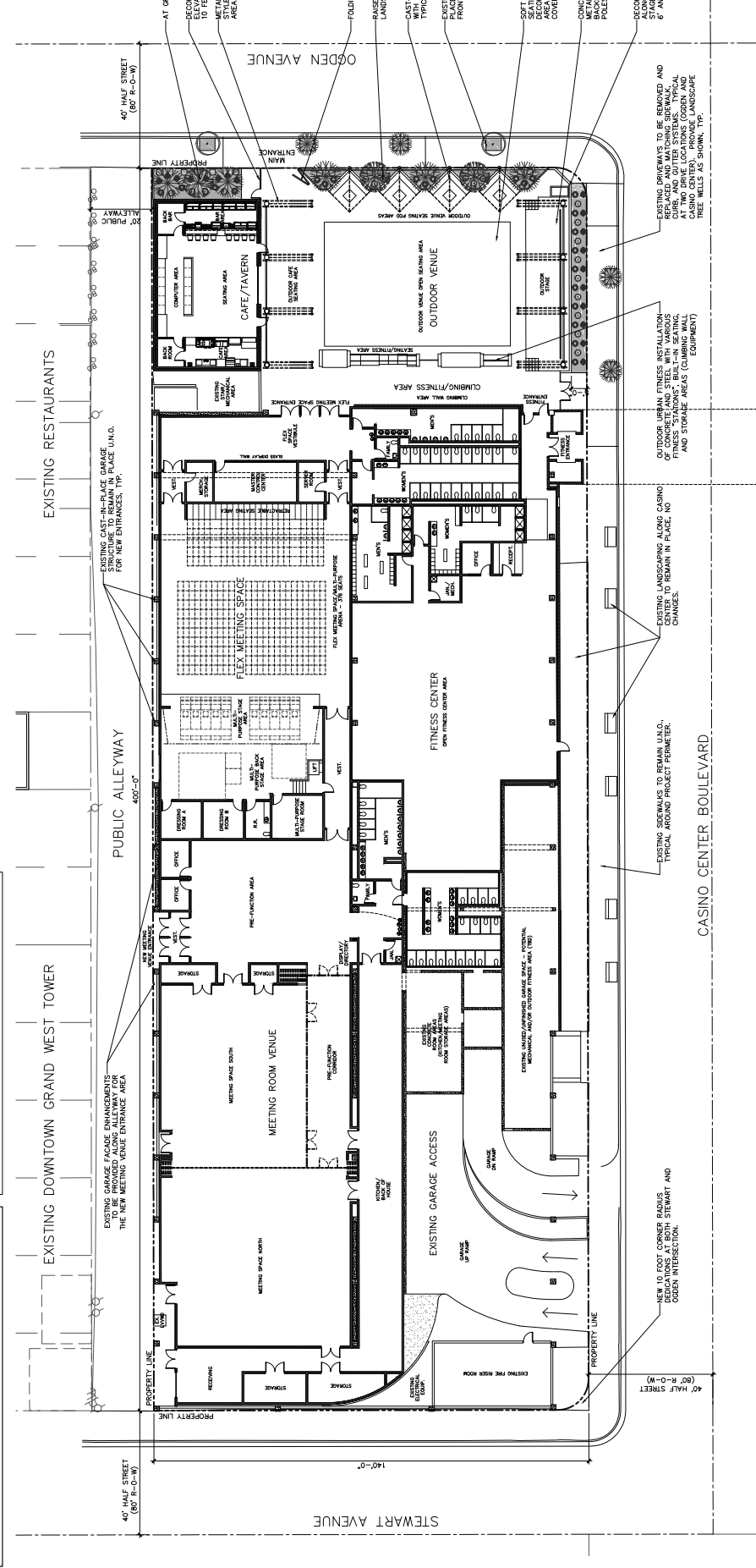
VAR-70397

LANDSCAPE LEGEND:

	Desert Willow	Chopsis linaria x hybrid	30" Box
	Desert Museum Palo Verde	Pereskia x "Desert Museum"	36" Box
	Existing tree/landscaping to remain in place		
	Lantana	Lantana montevidensis	5 Galton
	Blue Yucca	Yucca rigida	5 Galton
	Deer Grass	Muhlenbergia rigens	5 Galton
	Prostrate Rosemary	Rosemaria officinalis "Prostrata"	5 Galton

Notes:

1. Increase areas to have drip irrigation decreased quantity provided.
2. All landscaping shall have a drip irrigation system installed to each plant.
3. All landscaping shall be installed per City of Los Angeles and Title 19 requirements.

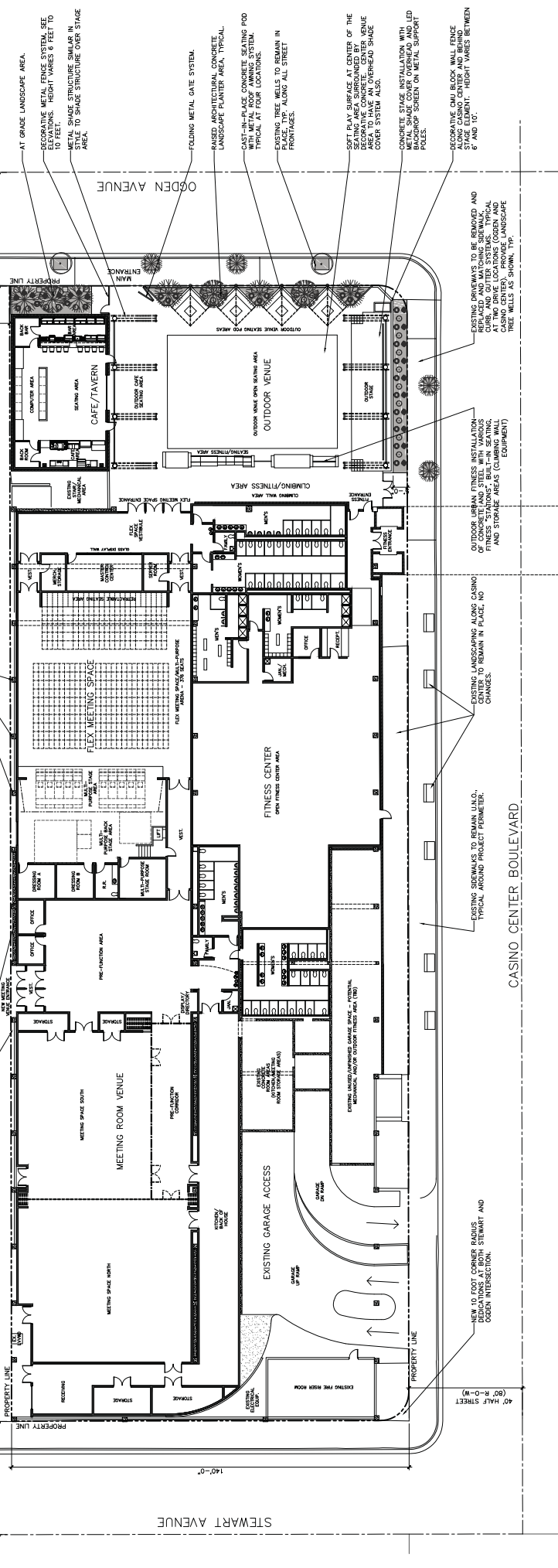
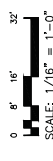


Overall Floor Plan/Site Plan/Landscape Plan

Scale: $1/16" = 1'-0"$
 Date: 07/20/2016
 Project: 1816A
 Version: 003

The QUAD at Downton Grand
 2270 East Oarden Avenue | Las Vegas, Nevada 89101
 APRIL 24, 2016

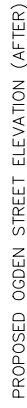
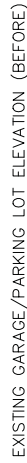
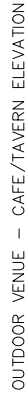
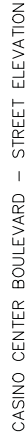
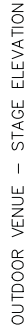
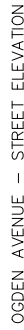
VAR-70397, SUP-70395, SUP-70396 and SDR-70398



Overall Floor Plan/Site Plan/Landscape Plan

Scope: 1/M² = 1"-0"
The QUAD at Downtown Grand
 220 East Ogden Avenue, Las Vegas, Nevada 89101
 BBQO Project No.: 1816A
 Version = V3

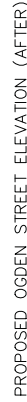
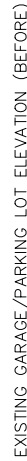
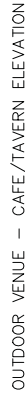
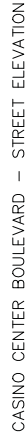
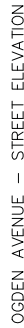
VAR-70397, SUP-70395, SUP-70396 and SDR-70398



Scale: Not To Scale
BBDG Project No.: 1816A
Version -- v.3a

The QUAD at Downtown Grand
220 East Ogden Avenue, Las Vegas, Nevada 89101
952.717.9427

VAR-70397, SUP-70395, SUP-70396 and SDR-70398



Scale: Not To Scale
BBDG Project No.: 1816A
Version -- v.3a

The QUAD at Downtown Grand
220 East Ogden Avenue, Las Vegas, Nevada 89101
952.7017

VAR-70397, SUP-70395, SUP-70396 and SDR-70398



- EXISTING GARAGE STRUCTURE
- CLIMBING WALL SYSTEM, HEIGHT TBD
- METAL SHADE CANOPY AND STAGE COVER
- OUTDOOR GATHERING AREA, CUSHIONED "PLAY" SURFACE, WITH OVERHEAD SHADE COVER SYSTEM
- OUTDOOR VENUE SEATING PODS, CAST-IN-PLACE CONCRETE WITH METAL ROOF SYSTEM
- MEETING ROOM VENUE ENTRANCE FROM ALLEYWAY
- DOWNTOWN GRAND CASINO AND HOTEL RESORT

OVERALL PROJECT AERIAL BLOCK VIEW



- EXISTING GARAGE STRUCTURE
- CLIMBING WALL SYSTEM, HEIGHT TBD
- METAL SHADE CANOPY AND STAGE COVER
- DECORATIVE CMU BLOCK WALL SYSTEM ALONG CASINO CENTER BOULEVARD, 10'-0" MAX. HEIGHT
- OUTDOOR VENUE SEATING PODS, CAST-IN-PLACE CONCRETE WITH METAL ROOF SYSTEM
- CAST-IN-PLACE CONCRETE RAISED PLANTERS, TYP.

OGDEN AVENUE STREET HIGH VIEWPOINT



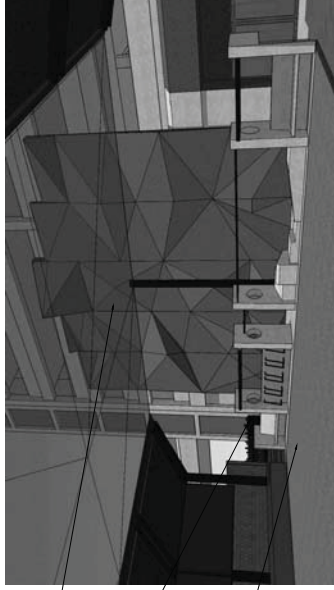
- EXISTING GARAGE STRUCTURE
- CLIMBING WALL SYSTEM, HEIGHT TBD
- METAL SHADE CANOPY AND STAGE COVER
- DECORATIVE CMU BLOCK WALL SYSTEM ALONG CASINO CENTER BOULEVARD, 10'-0" MAX. HEIGHT
- OUTDOOR VENUE SEATING PODS, CAST-IN-PLACE CONCRETE WITH METAL ROOF SYSTEM
- CAST-IN-PLACE CONCRETE RAISED PLANTERS, TYP.

CASINO CENTER BOULEVARD AND OGDEN AVENUE CORNER VIEW



- METAL SHADE CANOPY
- DECORATIVE PAINTED METAL FENCE, HEIGHT VARIES BETWEEN 6' TO 10' AS SHOWN
- OUTDOOR VENUE SEATING PODS, CAST-IN-PLACE CONCRETE WITH METAL ROOF SYSTEM
- OUTDOOR GATHERING AREA, CUSHIONED "PLAY" SURFACE, WITH OVERHEAD SHADE COVER SYSTEM

OUTDOOR VENUE SEATING PODS ALONG OGDEN AVENUE FRONTAGE



- CLIMBING WALL SYSTEM, HEIGHT, STYLE, AND COLOR TBD
- CAST-IN-PLACE CONCRETE FITNESS AND SEATING SYSTEM
- OUTDOOR GATHERING AREA, CUSHIONED "PLAY" SURFACE, WITH OVERHEAD SHADE COVER SYSTEM

OUTDOOR VENUE FITNESS SEATING AREA AND CLIMBING WALL



- EXISTING GARAGE STRUCTURE
- PROPOSED BANNER SIGNS, SHOWN FOR REFERENCE ONLY, PENDING APPROVAL SUBMITTAL
- PROPOSED SIGNAGE LOCATION, SHOWN FOR REFERENCE ONLY, UNDER SEPARATE SIGNAGE APPROVAL SUBMITTAL, TYPICAL
- DECORATIVE PAINTED METAL ARCHITECTURAL FINISHES, SHOWN FOR REFERENCE ONLY, AS CHANGING HAD STYLE NOTING TYPICAL AS SHOWN ON VARIOUS PARTS OF THE PROJECT
- NEW PAINTED EPS/STUCCO WALL FINISH WITH STONE-TEXTURED SURFACE, SHOWN FOR REFERENCE ONLY, IN PLACE OF THE EXISTING NON-STRUCTURAL CMU BLOCK WALL, TYP.

MEETING ROOM ENTRANCE ELEVATION ALONG ALLEYWAY

Perspective Elevations

Scale: Not To Scale
Sheet Number: 61614
Version: 03/25

Notes: All elevations are shown for reference only. All dimensions are to the face of the building. All elevations are shown for reference only. All dimensions are to the face of the building. All elevations are shown for reference only. All dimensions are to the face of the building.

Land-Use Submittal
April 27, 2017

The QUAD at Downtown Grand
220 East Ogden Avenue, Las Vegas, Nevada 89101
04/27/17

VAR-70397, SUP-70395, SUP-70396 and SDR-70398

PRESTON
BROTHERS
3539 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
(702) 796-3977
FAX: (702) 796-3608
WWW.PRESTONBROTHERS.COM
LICENSED GENERAL CONTRACTOR
LICENSE #681918

CIM

LANDSCAPE LEGEND:

	— Desert Willow	Chihueta Irons® x hybrid	30" Box
	— Desert Museum Palo Verde	Parkinsonia x "Desert Museum"	30" Box
	— Existing tree/landscaping to remain in place		
		Lantana monte-dennala	5 Gallon
		Yucca rigida	5 Gallon
		Muhlenbergia rigens	5 Gallon
		Rosemirus officinalis "prostratus"	5 Gallon
			

Notes:

1. Landscaping means to have desert plant/landscaping projects provided.
2. All landscaping shall have a drip irrigation plan installed to each plant.
3. All landscaping shall be installed per City of Las Vegas and Title 19 requirements.

[illegible]

Overall Floor Plan/Site Plan/Landscape Plan

Scale: 1/8" = 1'-0"

Sheet No.: 10164

Version: V3

Land-Use Submittal

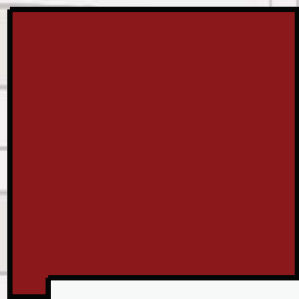
April 27, 2017

The QUAD at Downtown Grand

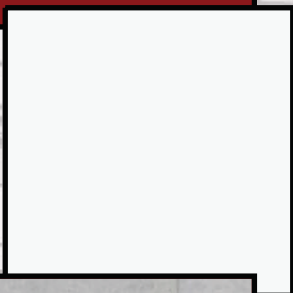
220 East Oaden Avenue, Las Vegas, Nevada 89101

VAR-70397, SUP-70395, SUP-70396 and SDR-70398

The QUAD - Color and Materials Board



Proposed metal painted/power coated color for fence, metal awnings, poles, decorative metals, etc.



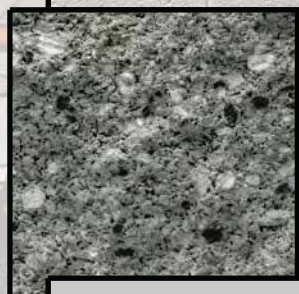
Proposed color for the existing garage, stucco/EIFS walls, etc. (match existing white color)



Proposed exposed architectural concrete



Proposed painted CMU block (existing block)



Proposed split face CMU block wall material



Proposed clear anodized aluminum storefront metal

VAR-70397, SUP-70395, SUP-70396 and SDR-70398

D O W N T O W N
GRAND
L A S V E G A S

CIM

INVESTING IN URBAN COMMUNITIES

BRESLIN
PRJ-70176
04/27/17
BUILDERS
DESIGN-BUILD GENERAL CONTRACTOR