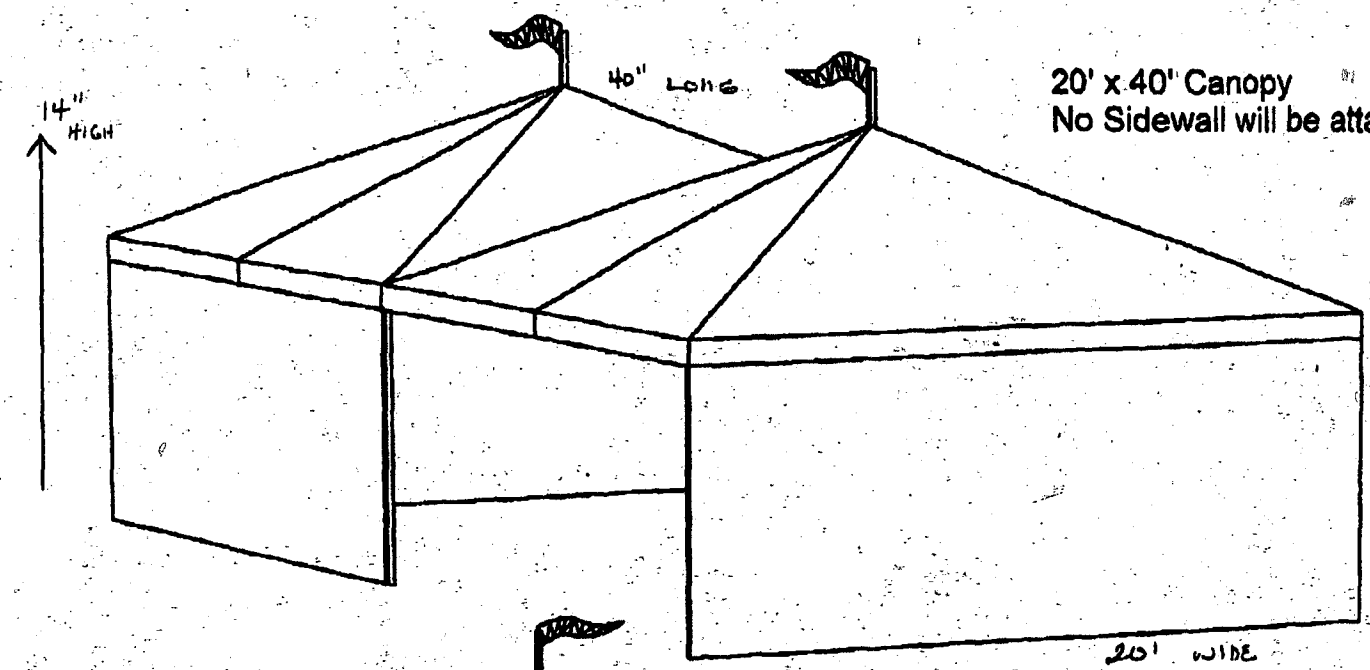
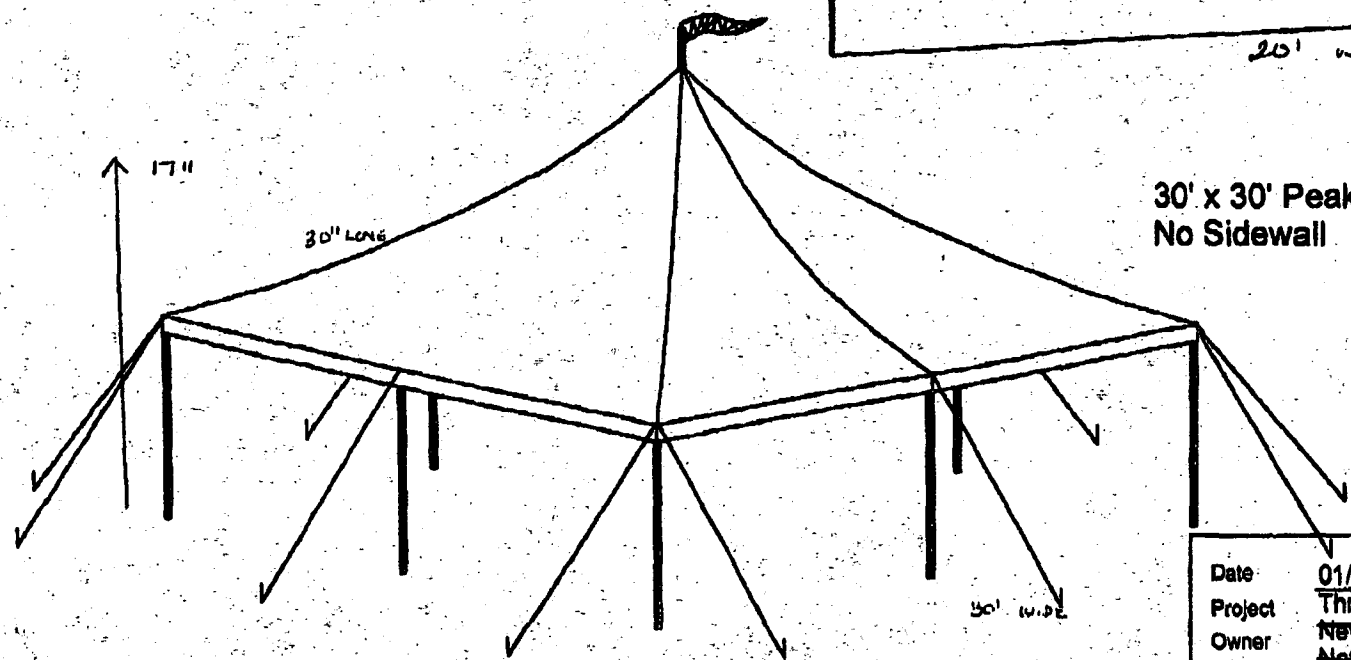
Plans (PMT)

PLANS - PMT

Separator Sheet

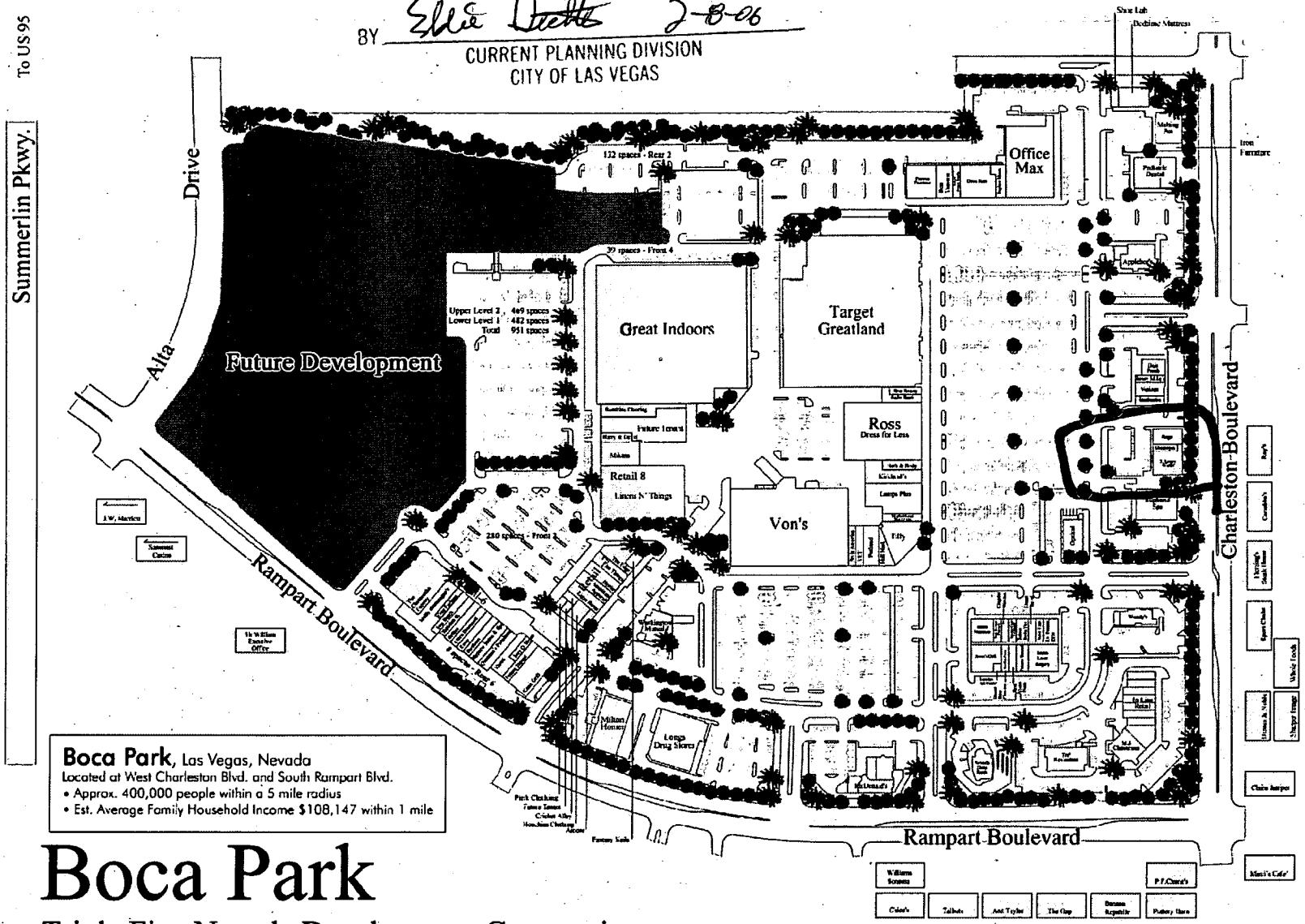




Nevada Tent & Events

Date	01/07/06
Project	Three Angry Wives
Owner	Nevada Tent & Events
Design by	Natasha K.

APPROVED
Temp Event - TCP- 11307
BY Eddie Duette 2-8-06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS



Boca Park, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
- Approx. 400,000 people within a 5 mile radius
- Est. Average Family Household Income $108,147 within 1 mile

Boca Park

Triple Five Nevada Development Corporation
9510 W. Sahara Ave., Suite 200, Las Vegas, NV 89117

SITE INFORMATION

ZONING
PD - Planned Development District

AREA (Approximate)
Net Area: 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	10,330 gsf	100 gsf	10,430 gsf
Retail Area - 4 Common	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5 Common	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6 Common	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7 Common	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8 Common	50,250 gsf	172 gsf	50,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,007 gsf	258 gsf	54,265 gsf
Retail Area - 11 Common	65,960 gsf	680 gsf	66,640 gsf
Great Indoors	139,320 gsf		139,320 gsf
Total Retail Area	**514,187 gsf**		
Total Common Area		2,399 gsf	
Total Building Area			**516,586 gsf**
FAR (net 1,823,760 sf)			**0.283**
Office Areas			
Office 12 (3 stories)			108,000 gsf
Storage Areas			
Storage 12 (lower level)			7,250 gsf
Storage Building 8			9,828 gsf
Total Office/Storage Area			125,078 gsf
Total Building Area			**641,664 gsf**
FAR (net 1,823,760 sf)			**0.352**

PARKING REQUIREMENTS

Anchor Required:	1 per 250 sf Public	110,000/250 =	440
	1 per 2000 sf of GFA	39,320/2500 =	12
			452
Retail Required:	1 per 250 sf	352,266/250 =	1,410
Restaurant Required:	1 per 50 s.f. Public	16,000/50 =	320
	1 per 200 sf Service	9,000/200 =	45
			365
Office Required:	1 per 300 sf	108,000/300 =	360
Storage Required:	1 per 1000 sf	17,078/1000 =	18
Total Parking Required:			**2,603**
Parking Provided:	Front of Center (1-4)		645
	Upper Deck		469
	Lower Deck		482
	Parking Garage (5 story)		582
	Parking Office Basement		64
	Rear of Center (1-4)		397
Total Provided:			**2,639**

Parking Ratio: 4.1 per 1000 1 per 245 sf

North

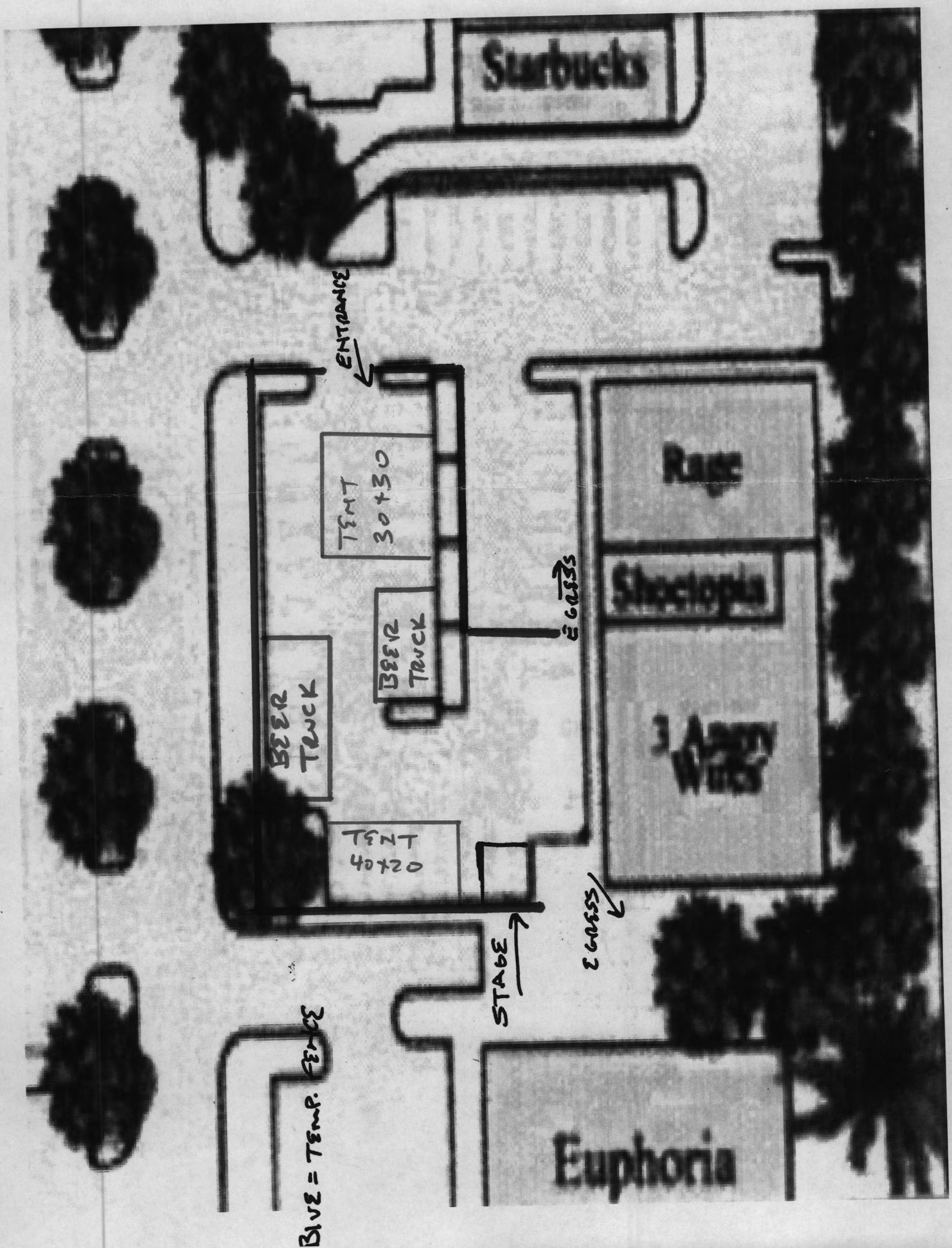
Perlman Architects
PERLMAN ARCHITECTS INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.800.0000 702.800.3222 fax

Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada

Master Site Plan

Date: April 4, 2005
Project Number: 100055

RECEIVED
JAN 13 2006



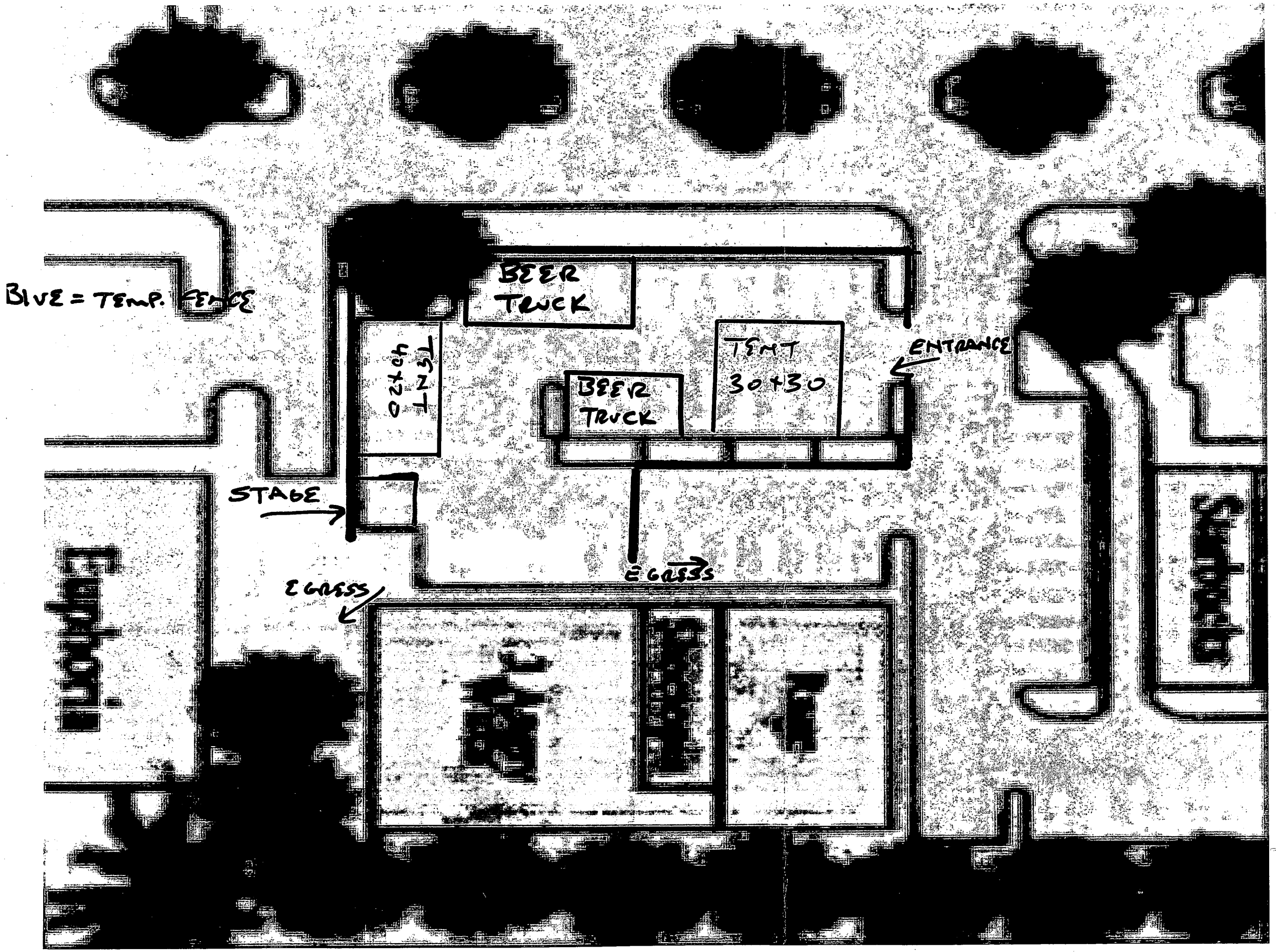
APPROVED
The Event TCP-1130
By Ellis Desk 7-8-06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 13 2006

GERALD WALKER

Y11/06.

MARY ZAREBI
Mary Zarebi
1-11-06



APPROVED
Tax Dept TCP-11307
BY
2-8-06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

RECEIVED
JAN 13 2006

Action Letter

ACTION LETTER

Separator Sheet

TEMPORARY COMMERCIAL PERMIT

PROMOTIONAL ACTIVITY

TCP-11307

Valid March 17, 2006 To March 18, 2006

Description of Event: **St. Patrick's Day Party located in the parking lot of the 3 Angry Wives Pub located at 8820 W Charleston Blvd Suite 105. The event will operate from 2 pm until 12:30 am (outside). The party will feature live entertainment from 6pm to 12am with seating for 100, a food and beer canopy, and nine port-a-johns on premise. The applicant will have six uniformed security personnel from Security Unlimited at the event from 3 pm until 12:30 am.**

Applicant: Higco Inc
Erin O'Hayer 944-4411
dba 3 Angry Wives
8820 W Charleston Blvd #105
Las Vegas, Nevada 89117
(702)944-4411 x

Parcel(s): 138-32-412-027

Ward(s): Ward 2 (Wolfson)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

TEMPORARY COMMERCIAL PERMIT

PROMOTIONAL ACTIVITY

TCP-11307

Valid March 17, 2006 To March 18, 2006

1. BUSINESS HOURS SHALL NOT EXTEND PAST 12:30 am.

2. THIS PERMIT IS NOT A BUSINESS LICENSE.

3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.

4. THE APPLICANT IS REQUIRED TO WORK WITH LV METRO POLICE SPECIAL EVENTS DIVISION TO COORDINATE FOR ADDITIONAL POLICE SECURITY FOR THE EVENT. CONTACT DENNIS DOMANSKY AT 229-3442. THIS MUST BE COMPLETED 10 DAYS PRIOR TO THE EVENT OR THIS PERMIT CAN BE REVOKED.

5. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.

6. The use shall conform to the submitted plot plan.

7. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.

8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.

9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.

10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.

11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.

12. All applicable City code requirements shall be satisfied.

13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupany upon completion or removal of the use.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Justification Letter

JUSTIFICATION LETTER

Separator Sheet

HIGCO, INC.
Dba
THREE ANGRY WIVES PUB
8820 W. Charleston Blvd., Suite 105
Las Vegas, Nevada 89117
702-944-4411

Via Hand Delivery

Feb. 7th, 2006

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

RE: Temporary Commercial Permit; St. Patrick's Day Party

Dear Sirs:

Please allow this to serve as the justification letter required to be submitted as part of the Temporary Commercial Permit package. Herewith you will find (i) a completed Application Form executed by the property owner, Boca Park Parcels, LLC; (ii) a site plan showing the location of the canopy, pot-a-potties and beer truck (outdoor point of sale location); and (iii) a check in the amount of $100 covering the application fees.

This application is requesting approval for a St. Patrick's Day Party. The party will be both inside of the bar, as well as, in the parking lot directly in front of the building. The party will be held on Friday, March 17, 2006. It will commence at 2pm and continue until 12 midnight. We will have seating outside for approximately 100 people and will be serving beer and food outside of the building, under the canopy. Additionally, we will be providing live entertainment from 6pm until 12 midnight. Parking lot will be cleared of all patrons by 12:30 a.m..

Should you have any questions please do not hesitate to contact either Erin O'Hayer, my general manager or myself.

Sincerely,

Sean T. Higgins
President

Application Letter – Related Case

APPLICATION LETTER - RELATED CASE

Separator Sheet

8820 W. Charleston Blvd. #105
Las Vegas, NV 89117
(702) 944-4411

To whom it may concern,

Three Angry Wives Pub will be having an outdoor party to celebrate St. Patrick's Day on Friday, March 17th, 2006. Live entertainment will conclude at 12 midnight. Parking lot will be cleared of patrons by 12:30 a.m..

Erin O'Hayer
General Manager

three angry wives pub
8820 W. Charleston Blvd. #105
Las Vegas, NV 89117
(702) 944-4411

To whom it may concern,

We at (RAGE) understand that on Friday March 17th, 2006, a St. Patrick's Day party will commence which may increase the volume of foot traffic and possibly obstruct the parking lot. The parking spots assigned to us shall stay dedicated throughout this venue.

Name: MARY ZAREBI
Signature: Mary Zarebi
Date: 1-11-06

three angry wives pub
8820 W. Charleston Blvd. #105
Las Vegas, NV 89117
(702) 944-4411

To whom it may concern,

We at (SHOETOPIA) understand that on Friday March 17th, 2006, a St. Patrick's Day party will commence which may increase the volume of foot traffic and possibly obstruct the parking lot. The parking spots assigned to us shall stay dedicated throughout this venue.

Name: GERALD WALKER
Signature:
Date: 1/11/06

Application

APPLICATION

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit

Project Address (Location) 8820 W. Charleston Blvd #105

Project Name Three Angry Wives Pub **Proposed Use** Live music / Sales Food

Assessor's Parcel #(s) 138-32-412-027 **Ward #** 2

General Plan: existing SC proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 1200 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Boca Park Parcels LLC **Contact** John McCall
Address 9510 W. Sahara #200 **Phone:** 242-6937 **Fax:** 242-6941
City Las Vegas **State** NV **Zip** 89117

APPLICANT Higco inc. DBA 3 Angry Wives Pub **Contact** Erin O'Hayer
Address 8820 W. Charleston #105 **Phone:** 944-4411 **Fax:** 944-4415
City Las Vegas NV **State** NV **Zip** 89117

REPRESENTATIVE _____ **Contact** _____
Address _____ **Phone:** _____ **Fax:** _____
City _____ **State** _____ **Zip** _____

Property Owner Signature* _____
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name David Ghormezian

Subscribed and sworn before me
This 29th day of November, 20 05.
Ann Vitale
Notary Public in and for said County and State
County of Clark

ANN VITALE
NOTARY PUBLIC STATE OF NEVADA
Appt. No. 00-60535-1
My Comm. Expires Jan. 3, 2008

FOR DEPARTMENT USE ONLY

Case #	TCP 11307
Meeting Date:	—
Signs Required:	—
Map #	—
Total Fee:	100.00
Receipt #	
Date Accepted:	25 JAN 06
Accepted By:	M. Howe

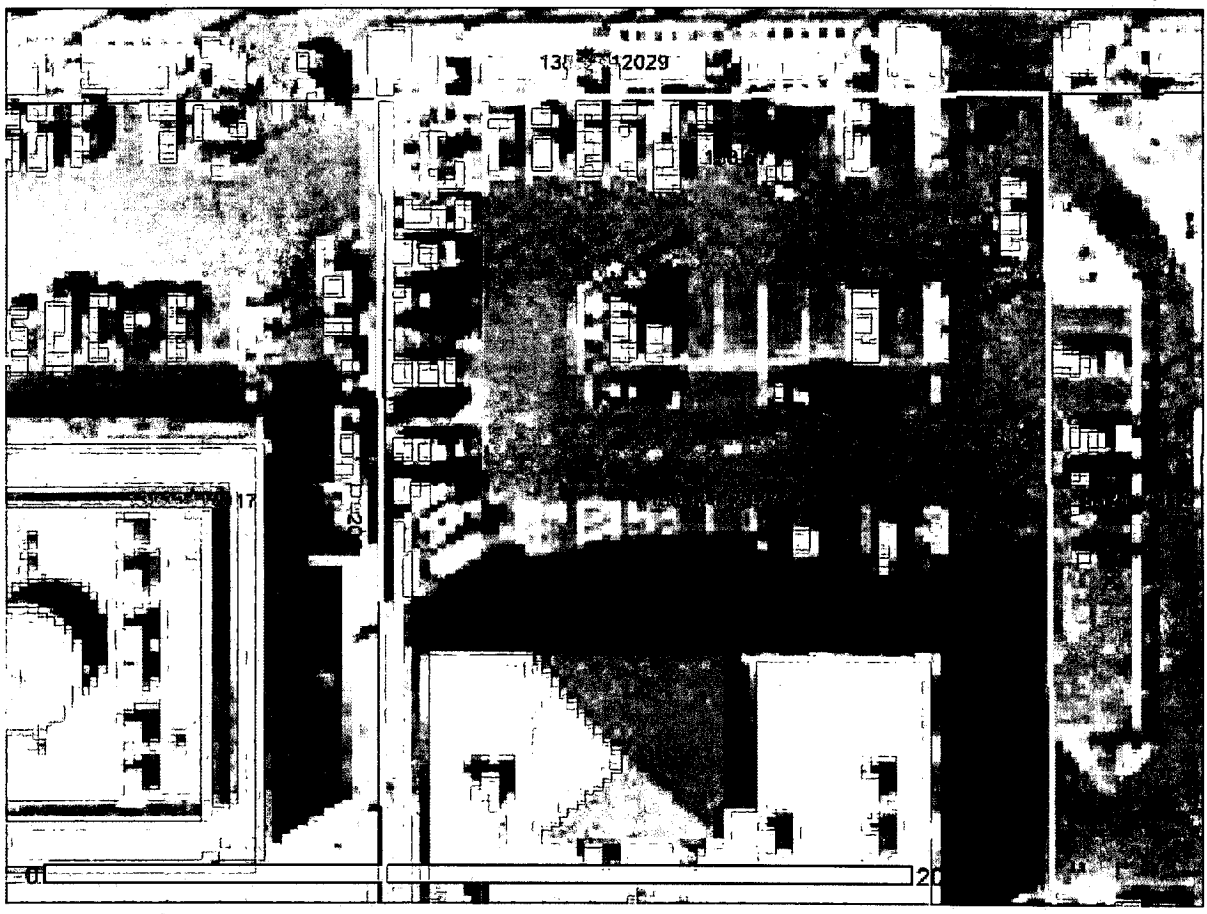
Revised 2/12/02

Legal Description

LEGAL DESCRIPTION

Separator Sheet

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date created: 10/14/2005

Property Information

Parcel Number:	13832412027
Owner Name(s):	BOCA PARK MARKETPLACE L V L L C
Site Address:	8820 W CHARLESTON BLVD
Jurisdiction:	Las Vegas - 89145
Zoning Classification:	Limited Commercial District (C-1)

Miscellaneous Information

Subdivision Name: PECCOLE RANCH TOWN CENTER

Construction Year: 2003

Last Sales Date:	00/0000	**T-R-S:**	20-60-32
Last Sales Price:	$0	**Census Tract:**	3225
Recorded Doc Number:	2005070705217	**Estimated Lot Size:**	0.72 acres

Elected Officials

Commission District:	C - CHIP MAXFIELD	**City Ward:**	2 - STEVE WOLFSON
U.S. Senate:	JOHN ENSIGN, HARRY REID	**U.S. Congress:**	01 - SHELLEY BERKLEY
State Senate:	8 - BARBARA K. CEGAVSKE	**State Assembly:**	3 - PEGGY PIERCE
School District:	E - DENISE BRODSKY	**University Regent:**	7 - STEVE SISOLAK
Board of Education:	2 - GARY P. WATERS	**Minor Civil Division:**	Las Vegas Township