

SITE INFORMATION

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

Master Site Plan

Date: November 1, 2004

I-215

RQR-63260



Retail Area - 1	19,335 sq ft	20 sq ft	19,435 sq ft
Common			
Retail Area - 2	11,330 sq ft	30 sq ft	11,400 sq ft
Common			
Retail Area - 3	10,330 sq ft	100 sq ft	10,410 sq ft
Common			
Retail Area - 4	26,495 sq ft	195 sq ft	26,600 sq ft
Common			
Retail Area - 5	54,300 sq ft	130 sq ft	54,500 sq ft
Common			
Retail Area - 6	56,127 sq ft	402 sq ft	56,529 sq ft
Common			
Retail Area - 7	22,745 sq ft	235 sq ft	23,035 sq ft
Common			
Retail Area - 8	39,230 sq ft	172 sq ft	39,432 sq ft
Common			
Retail Area - 9	12,460 sq ft	120 sq ft	12,520 sq ft
Common			
Retail Area - 10	51,893 sq ft	252 sq ft	54,265 sq ft
Common			
Retail Area - 11	63,564 sq ft	639 sq ft	66,640 sq ft
Common			
Grand Totals	139,320 sq ft		139,320 sq ft

Total Retail Area	514,187 gsf
Total Common Area	2,392 gsf
Total Building Area	516,586 gsf
FAIR	(cost \$23,760 m) 0.283
Office Area Office 12 (2 stories) Kronig's Annex Storage 12 (Two Level) Storage Building 3 Total Office/Storage Area	108,000 gsf 7,250 gsf 9,258 gsf 1,136,078 gsf
Total Building Area	641,664 gsf
FAIR	(cost \$23,760 m) 0.352

[illegible]

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application**

Report Date 02/23/2016 04:32 PM

Submitted By

Page 1

A/P # 63260 REQUIRED REVIEW

Application Information**Stages**

	Date / Time	By		Date / Time	By
Processed	02/23/2016 09:03	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a Required Review of an approved Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

Parent A/P #	58913	
Project #	63260	Project/Phase Name B/W/C ON-SALE SUP
Size/Area	2.38 ACRE	Size Description
Proposed Start		Proposed Stop
% Complete Formula		

Phase #	
Subdivision Code	
% Completed	0.00

Property/Site Information

Parcel 13832412018

Location

Owner/Tenant

Contact ID AC3061497	Name	BOCA PARK MARKETPLACE SYNDICATIO, GROUP, LLC
Mailing Address 9440 W SAHARA AVE #240	Organization	
City LAS VEGAS	State/Province NV	
ZIP/PC 89117-8821	Country	
Day Phone (702)430-5800 x	Evening Phone	
Fax (702)430-5810	Mobile #	

☐ Foreign**A/P Linked Addresses**

No Addresses are linked to this Application

Linked Addresses1000 S RAMPART BLVD
LAS VEGAS, 89145-1000 S RAMPART BLVD 6
LAS VEGAS, 89145-1000 S RAMPART BLVD 2
LAS VEGAS, 89145-1000 S RAMPART BLVD 3
LAS VEGAS, 89145-

1000 S RAMPART BLVD 4

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 02/23/2016 04:32 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

1000 S RAMPART BLVD 7
LAS VEGAS, 89145-

1000 S RAMPART BLVD 8
LAS VEGAS, 89145-

1000 S RAMPART BLVD 9
LAS VEGAS, 89145-

1000 S RAMPART BLVD 10
LAS VEGAS, 89145-

1000 S RAMPART BLVD 11
LAS VEGAS, 89145-

1000 S RAMPART BLVD 13
LAS VEGAS, 89145-

1000 S RAMPART BLVD 14
LAS VEGAS, 89145-

1000 S RAMPART BLVD 15
LAS VEGAS, 89145-

1000 S RAMPART BLVD 16
LAS VEGAS, 89145-

1000 S RAMPART BLVD 17
LAS VEGAS, 89145-

1000 S RAMPART BLVD 18
LAS VEGAS, 89145-

1000 S RAMPART BLVD 19
LAS VEGAS, 89145-

1000 S RAMPART BLVD 20
LAS VEGAS, 89145-

1000 S RAMPART BLVD 21
LAS VEGAS, 89145-

1000 S RAMPART BLVD 5
LAS VEGAS, 89145-

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 02/23/2016 04:32 PM

Submitted By

Page 3

Address

Parcel Link

A/P Link

1000 S RAMPART BLVD 12
LAS VEGAS, 89145-

1000 S RAMPART BLVD 1
LAS VEGAS, 89145-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13832412018

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC3048874	☐ Foreign
Effective		Expire				
Name	PPS2, LLC					
Day Phone	(702)910-4700 x					
Pager		Eve Phone		Organization		
Fax		PIN #		Position		
E-Mail		Mobile		Profession		
Address	1829 COUNTRY MEADOWS DRIVE HENDERSON, NV 89012					

Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 02/23/2016 04:32 PM

Submitted By

Page 4

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3061497	☐ Foreign
Effective		Expire				
Name	BOCA PARK MARKETPLACE SYNDICATIO, GROUP, LLC					
Day Phone	(702)430-5800 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)430-5810	Mobile		Profession		
E-Mail						
Address	9440 W SAHARA AVE #240 LAS VEGAS, NV 89117-8821					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
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Orientation Attended

There are no items in this list

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC766714	☐ Foreign
Effective		Expire						
Name	JONATHAN WINN							
Day Phone	(702)362-7800 x	Eve Phone		Organization	KOLESAR & LEATHAM			
Pager		PIN #		Position				
Fax	(702)362-9472	Mobile		Profession				
E-Mail								
Address	400 S. RAMPART SUITE 400 LV, NV 89145							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 02/23/2016 04:32 PM

Submitted By

Page 5

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Contractors

No Contractors

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By MREX

Modified Date/Time 02/23/2016 09:03

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 02/23/2016 04:32 PM

Submitted By

Page 6

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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No Conditions

Project #	A/P Type	Status	Stage	Relation
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No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council? ☒ Will this go DIRECTLY to City Council? ☒ Hearing Type
Y Parent Project link required? Public or Admin? PUBLIC
Required Review
Parent Application Type SUP Is there a condition of approval for a Required Review?
Parent Project # 58913 If yes, when does it need to be reviewed?
Y Is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/12/2016	PC	SCHEDULED		0	0	0
MREX	02/03/2016					

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT# ch#60626 kolesar and leatham jon winn 702-362-7800 \$1050.00	988430	02/23/2016 09:18		0.00
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CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a Required Review of an approved Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

PLANNING COMMISSION: APRIL 12, 2016
CITY COUNCIL: MAY 16, 2016

PLANNING SUPERVISOR: ANDY REED ☒ **PUBLIC HEARING**

CASE PLANNER

Romero.

LANDSCAPE WAIVER REQUIRED? ☐ Y ☐ N ☐ N/A

REGIONAL SIGNIFICANCE? ☐ Y ☐ N ☐ N/A (REED)

Comments Due: MARCH 15, 2016

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a request for a Required Review of an approved Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers).

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CITY COUNCIL: MAY 16, 2016

PLANNING SUPERVISOR: ANDY REED



PUBLIC HEARING

Comments Due: MARCH 15, 2016

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LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63260** APN: 138-32-412-018

Name of Property Owner: Boca Park Marketplace Syndications Group, LLC

Name of Applicant: PPS2, LLC

Name of Representative: Jonathan J. Winn, Esq.

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: [Signature]

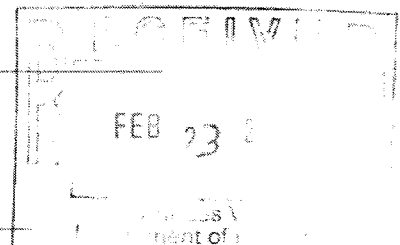
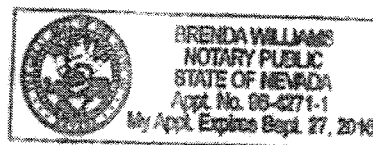
Print Name: Jeffrey Dragovich sec of managing member

Subscribed and sworn before me

This 18th day of March, 2015

Brenda Williams

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

RQR For APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Beer and Wine Room Establishment
 Project Address (Location): 1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145
 Project Name: Pinot's Palette Proposed Use: Beer and Wine Room Establishment
 Assessor's Parcel #(s): 138-32-412-018 Ward #: 2
 General Plan: existing proposed Zoning: existing C-1 proposed C-1
 Commercial Square Footage Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

PROPERTY OWNER Boca Park Marketplace Syndications Group, LLC Contact
 Address 9440 W. Sahara Ave., Suite 240 Phone: 702-430-5800 Fax: 702-430-5810
 City Las Vegas State NV Zip 89117
 E-mail Address

APPLICANT PPS2 LLC Contact Reed Alewel
 Address 1829 Country Meadows Dr. Phone: 702-910-4700 Fax:
 City Henderson State NV Zip 89012
 E-mail Address Summerlin@pinotspalette.com

REPRESENTATIVE Kolesar & Leatham Contact Jonathan J. Winn, Esq.
 Address 400 S. Rampart Blvd., Suite 400 Phone: 702-362-7800 Fax: 702-362-9472
 City Las Vegas State NV Zip 89145
 E-mail Address jwinn@klneyada.com

I certify that I am the applicant and that the information provided in this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for guaranteeing or insuring information presented, and that the City is not liable for any loss or damage resulting from the use of this information. I further certify that I am the owner or authorized representative of the property involved in this application. I authorize the City to use the information provided in this application for any purpose as indicated by the owner's signature below.

Property Owner Signature* [Signature]

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

Print Name Jeffrey Dragonich, Sr. & Managing Member

Subscribed and sworn before me

This 18th day of March, 2015

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # RQR-63260
 Meeting Date: 4/12/16
 Total Fee: 1050.00
 Date Received: 2/23/16
 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.

Fee: Application Packet / Application Form pdf

@ 1000 S. RAMPART BLVD., SUITE 10
 LAS VEGAS, NV 89145
 (3,470 SF TENANT SPACE)
 (31,740 SF TOTAL BUILDING SPACE)



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

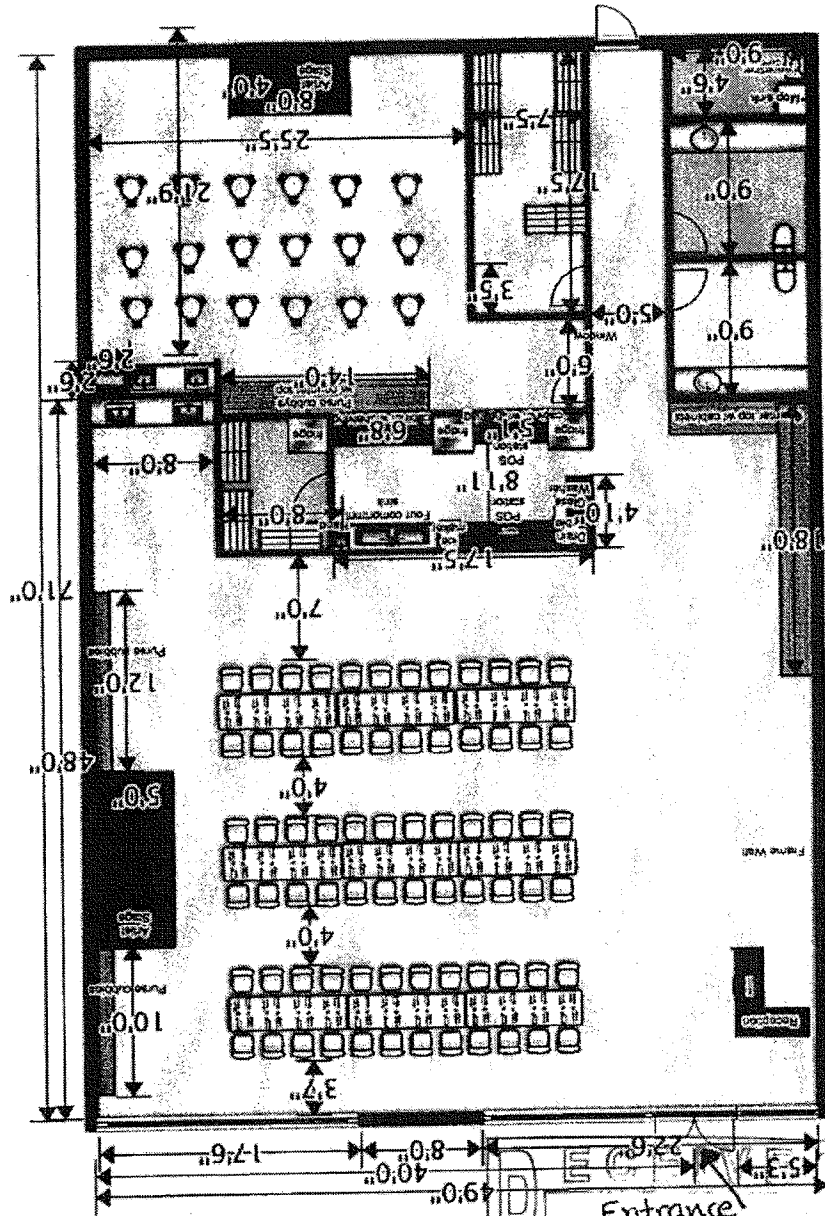
RQR-63260

[illegible]

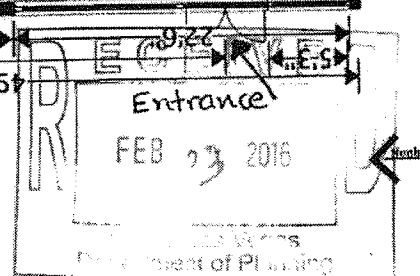
FLOOR PLAN FOR SPECIAL USE PERMIT
 PINOT'S PALETTE
 @ 1000 S. RAMPART BLVD., SUITE 10
 LAS VEGAS, NV 89145
 (3,479 SF TENANT SPACE)
 (31,740 SF TOTAL BUILDING SPACE)

floor planner

48ft 24ft feet



RQR-63260

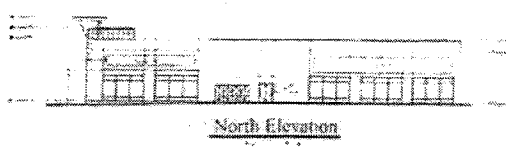
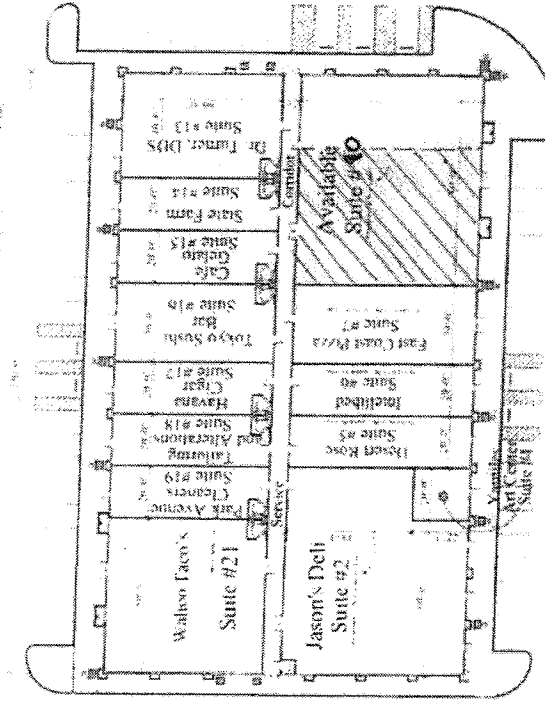
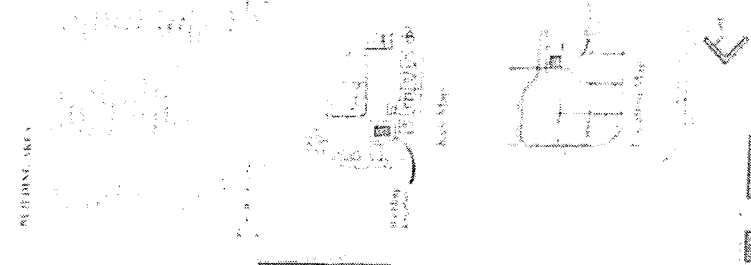


Elevations for Special Use Permit
of Pinot's Palette
@ 1000 S. Rampart Blvd., Suite #0
Las Vegas, NV 89145
(3,479 SF Tenant Space)

SITE INFORMATION

EXISTING
AREA

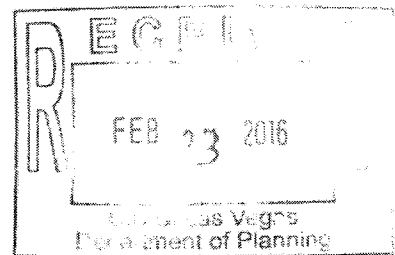
BUILDING AREAS



Leasing Plan - Bldg P

Boca Park - Phase I
Las Vegas, Nevada

RQR-63260



KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klinevada.com

February 18, 2016

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Required Review of Special Use Permit Application – RQR-63260

Applicant: PPS2, LLC
Approved Use: Beer and Wine Room
Business Name: Pinot's Palette
Business Address: 1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145
APN: 138-32-412-018

Dear Sir/Madam:

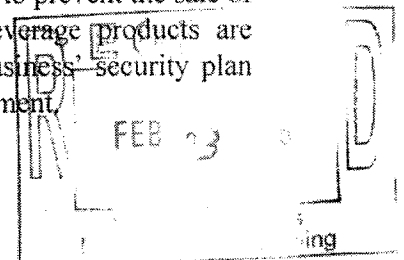
This firm represents PPS2, LLC dba Pinot's Palette (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. This correspondence requests final approval of the Beer/Wine/Cooler on-sale establishment alcohol use at the Premises.

The Las Vegas Planning Commission originally approved Special Use Permit SUP-58913 [PRJ-58881] ("the "SUP") on June 9, 2015, for a Beer/Wine/Cooler on-sale establishment use at the Premises. The SUP contained a condition for a six month review before the Planning Commission from the date of approval.

The Business is currently operating and licensed as a step-by-step painting studio business that offers a small selection of beer and wine to its customers. The Applicant has an outstanding track-record of alcohol compliance, including at its Henderson location within The District shopping center. We are unaware of any compliance issues related to alcohol sales at the Business.

The Business has implemented and adheres to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are consumed on the Premises. These policies have been codified in the Business' security plan which has been approved by the City of Las Vegas Business License Department.

RQR-63260



City of Las Vegas Department of Planning and Development
February 18, 2016
Page 2

The Business provides a benefit to the community by offering a fun and creative environment to learn to paint. As a location for a known national brand, the Business draws vital customer traffic to the neighboring businesses in the community. The approved use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations are necessary to continue the use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Boca Park Retail Center in which the Business is located, from both W. Charleston Boulevard and S. Rampart Boulevard. Please note that the Business will continue to be open to the public Monday through Sunday between the hours of 1:00 p.m. and 10:00 p.m. and employs approximately 15 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM


Jonathan J. Winn, Esq.

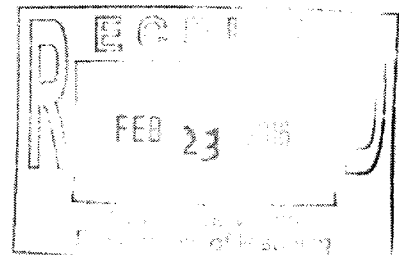
JJW

Enclosures - as stated

cc: Reed Alewel (w/o encls.)

Matthew D. Saltzman, Esq. (w/o encls.)

RQR-63260





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

CORRECTED LETTER

June 10, 2015

Boca Park Marketplace Syndications Group, LLC
9440 West Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: SUP-58913 [PRJ-58881] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 9, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58881], was considered by the Planning Commission on June 9, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. A six (6) month required review shall be publically heard before the Planning Commission from the date of issuance of a business license.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

RQR-63260

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

CORRECTED LETTER

SUP-58913 [PRJ-58881] - Page Two
June 10, 2015

7. No one under 21 years of age shall be permitted within areas designated for alcohol beverage consumption and/or storage.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 9, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Mr. Reed Alewel
PPS2, LLC
1829 Country Meadows Drive
Henderson, Nevada 89012

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145

RQR-63260



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

March 31, 2016

Boca Park Marketplace Syndication Group, LLC
9440 W. Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: RQR-63260 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF APRIL 12, 2016**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 12, 2016* as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Wednesday, April 6, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Reed Alewel
PPS2, LLC
1829 Country Meadows Dr.
Henderson, Nevada 89012

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 13, 2016

Boca Park Marketplace Syndication Group, LLC
9440 W. Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: RQR-63260 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF APRIL 12, 2016**

Dear Applicant:

Your request for a Required Review of an approved Special Use Permit (SUP-58913) FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers), was considered by the Planning Commission on April 12, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-58913).
2. No further reviews shall be required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 12, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2016**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Peter Lowenstein, AICP
Planning Section Manager

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

RQR-63260 - Page Two
April 13, 2016

PL:nl

cc:

Mr. Reed Alewel
PPS2, LLC
1829 Country Meadows Dr.
Henderson, Nevada 89012

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 3, 2016

Boca Park Marketplace Syndications Group, LLC
9440 West Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: RQR-63260 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: SUP-58913 [PRJ-58881]
10000 South Rampart Boulevard, Ste. 10 (APN 138-32-412-018)**

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **April 12, 2016** Planning Commission meeting, at which time the Commission may discontinue the use.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **February 25, 2015** to pay the application fee of \$300.00, notification fee of \$500.00 (\$750.00 notification fees apply if alcohol related). You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Andy Reed at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the Planning Commission, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Special Use Permit for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Nora Lares, Agenda Technician
Department of Planning
Case Planning Division

cc: Mr. Reed Alewel
PPS2, LLC
1829 Country Meadow Drive
Henderson, Nevada 89102

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

20050707-0005217

Fee: \$22.00 RPTT: EX#001
N/C Fee: \$0.00

07/07/2005 15:01:01
T20050123264

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVAD

Frances Deane JYB
Clark County Recorder Pgs: 9

9
A.P.N.: 138-32-412-028, 138-32-412-018, and 138-
32-818-005, 138-32-818-010 and 138-32-
412-029 and 138-32-412-027

File No: NCS-162792-PVL (mb)

R.P.T.T.: Exemption 8

6
When Recorded Mail To: Mail Tax Statements To:
Boca Park Marketplace LV, LLC
9510 W. Sahara Ave., #200
Las Vegas, NV 89117

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charleston Associates LLC, a Delaware Limited Liability Company; Boca Park Marketplace
LLC, a Nevada Limited Liability Company and Boca Park Parcels, LLC, a Nevada Limited
Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

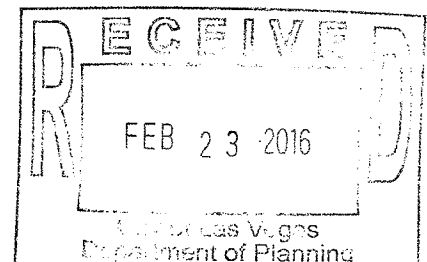
Boca Park Marketplace LV, LLC, a Nevada Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

Parcel I:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole
Ranch Town Center" on file in the Office of the County Recorder, Clark County,
Nevada, in Book 86 of Plats at Page 23, located within the South Half (S 1/2) of
Section 32, Township 20 South, Range 60 East, M.D.B. & M., City of Las Vegas, Clark
County, Nevada, more particularly described as follows:

RQR-63260

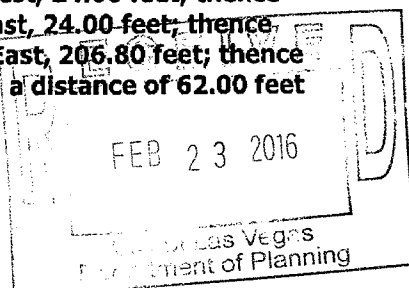


Beginning at the most Easterly Northeast corner of Pad 1, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 103 of Surveys, at Page 06; thence North 89°26'21" East, 62.59 feet; thence South 50°44'54" East 135.86 feet to the boundary line of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence along the boundary line of said Pad 9 through its various courses as follows: South 89°26'21" West 41.35 feet; thence South 00°33'39" East, 157.83 feet; thence North 89°26'21" East, 10.00 feet; thence South 00°33'39" West, 301.50 feet; thence South 89°26'21" West 80.43 feet; thence South 00°33'39" East, 168.22 feet; thence South 89°26'21" West 149.00 feet; thence South 00°33'39" East, 224.60 feet; thence South 89°26'21" West, departing the boundary of said Pad 9, a distance of 42.00 feet to the Easterly boundary line of Pad 0, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 107 of Surveys, at Page 15; thence along the boundary of said Pad 0 through its various courses as follows: North 00°33'39" West, 113.98 feet; thence South 89°26'21" West 177.22 feet; thence North 00°33'39" West, departing the boundary of said Pad 0, a distance of 294.34 feet; thence South 89°26'21" West, 4.97 feet to the beginning of a curve concave Northeasterly having a radius of 34.50 feet; thence Northwesterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence South 89°26'21" West, 336.03 feet; thence North 00°33'39" West, 75.17 feet to the boundary line of said Pad 1, thence along the boundary line of said Pad 1 through its various curves and courses as follows: North 89°26'21" East, 317.50 feet; thence North 00°33'39" West, 113.50 feet; thence North 89°26'21" East, 172.72 feet; thence South 00°33'39" East, 10.00 feet; thence North 89°26'21" East, 121.64 feet; thence North 00°33'39" West, 83.25 feet; thence North 89°26'21" East, 75.84 feet; thence North 00°33'39" West, 242.00 feet to the Point of Beginning.

Parcel II:

Being a portion of Lot 1, Block 1 of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats at Page 23, located within the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the Northeast corner of Pad 9, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 98 of Surveys, at Page 37; thence North 89°26'21" East, 216.66 feet to the Easterly boundary line of said Lot 1, Block 1; thence along said Easterly boundary line through its various courses as follows: South 00°19'57" East, 530.10 feet; thence North 89°40'03" East, 125.00 feet; thence South 00°19'57" East, 323.33 feet; thence South 89°41'05" West, departing said Easterly boundary line, 42.61 feet to the boundary line of Pad 17, as shown on that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in File 102 of Surveys, at Page 42; thence along the boundary line of said Pad 17 through its various courses as follows: North 00°33'39" West, 64.04 feet; thence North 89°27'23" East, 22.02 feet; thence North 00°18'55" West, 229.68 feet; thence South 89°26'21" West, 95.80 feet; thence South 00°33'39" East, 19.00 feet; North 89°26'21" East, 72.00 feet; thence South 00°33'39" East, 66.45 feet; thence South 89°26'21" West, 82.67 feet; thence North 00°33'39" West, 24.00 feet; thence South 89°26'21" West, 76.00 feet; thence South 00°33'39" East, 24.00 feet; thence South 89°26'21" West, 181.33 feet; thence South 00°33'39" East, 206.80 feet; thence South 89°29'33" West, departing the boundary of said Pad 17 a distance of 62.00 feet

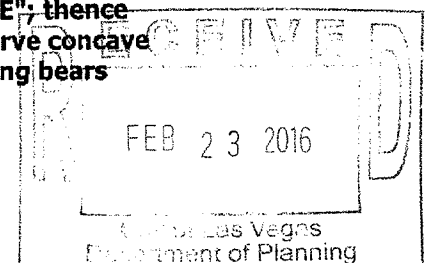


to the Easterly boundary line of said Pad 9; thence along said Easterly boundary line through its various courses as follows: North 00°33'39" West, 206.67 feet; thence North 89°26'21" East, 31.00 feet; thence North 00°33'39" West, 186.22 feet; thence North 89°26'21" East, 75.35 feet; thence North 00°33'39" West, 459.33 feet to the Point of Beginning.

Parcel III:

A portion of that Commercial Subdivision known as "Peccole Ranch Town Center" on file in the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, at Page 23, located in the South Half (S 1/2) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Commencing at the most Westerly, Southeast corner of said "Peccole Ranch Town Center" Subdivision; thence North 89°40'03" East, along the boundary line of said subdivision, 125.00 feet to the Westerly right-of-way of Merialdo Lane; thence South 00°19'57" East, along said Westerly right-of-way, 323.40 feet to the Point of Beginning; thence continuing South 00°19'57" East, along said Westerly right-of-way, 51.00 feet to a point hereinafter referred to as Point "A"; thence continuing South 00°19'57" East, along said right-of-way, 166.60 feet to the beginning of a curve concave Northwesterly having a radius of 54.00 feet; thence Southwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way of Charleston Boulevard; thence along said Northerly right-of-way as follows: South 89°40'03" West, 559.98 feet; thence South 89°26'21" West, 89.77 feet to a point hereinafter referred to as Point "B"; thence continuing South 89°26'21" West, 673.92 feet to a point hereinafter referred to as Point "C"; thence continuing South 89°26'21" West, 451.73 feet to the beginning of a curve concave Northeasterly having a radius of 54.00 feet; thence Northwesterly 84.82 feet, along said curve through a central angle of 90°00'00" to the Easterly right-of-way of Rampart Boulevard; thence along said Easterly right-of-way as follows: North 00°33'39" West, 124.06 feet; thence North 07°45'20" East, 60.83 feet; thence North 01°42'24" West, 81.44 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 118.57 feet; thence North 00°33'39" West, 276.21 feet to a point hereinafter referred to as Point "D"; thence continuing North 00°33'39" West, 180.84 feet to the beginning of a curve concave Southeasterly having a radius of 1650.00 feet; thence Northeasterly 546.29 feet, along said curve through a central angle of 18°58'11"; Thence South 71°35'28" East, departing said Easterly right-of-way and along a radial line 15.00 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1635.00 feet; thence Southwesterly, 344.61 feet along said curve through a central angle of 12°04'35"; Thence South 88°46'05" East, 20.56 feet; thence South 43°46'05" East, 55.00 feet; Thence South 01°13'55" West, 5.00 feet; Thence South 88°46'05" East, 137.66 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1435.00 feet, a radial line to said beginning bears North 84°42'49" West; thence Northeasterly 492.48 feet along said curve through a central angle of 19°39'49"; thence South 50°55'34" East, 52.65 feet to the beginning of a non-tangent curve concave Southeasterly having a radius of 1384.00 feet, a radial line to said beginning bears North 65°34'55" West; thence Southwesterly, 603.37 feet along said curve through a central angle of 24°58'44"; thence South 00°33'39" East, 228.84 feet to a point hereinafter referred to as Point "E"; thence North 89°26'21" East, 336.03 feet to the beginning of a non-tangent curve concave Northeasterly having a radius of 34.50 feet, a radial line to said beginning bears



South 76°43'14" West; thence Southeasterly, 46.53 feet along said curve through a central angle of 77°16'53"; thence North 89°26'21" East, 4.97 feet; thence South 00°33'39" East, 408.31 feet; thence North 89°26'21" East, 219.22 feet; thence North 00°33'39" West, 3.93 feet; thence North 89°26'21" East, 586.00 feet; thence South 00°33'39" East, 4.01 feet; thence North 89°40'03" East, 444.61 feet to the Point of Beginning.

Excepting therefrom the following five (5) parcels:

Parcel A:

Commencing at the aforementioned Point "A"; thence South 89°40'03" West, 20.00 feet to the Point of Beginning for Parcel A; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03" West, 453.23 feet; thence North 00°42'03" East, 10.22 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.68 feet; thence North 00°32'29" West, 157.91 feet; thence North 89°40'03" East, 554.14 feet to the Point of Beginning.

Parcel B:

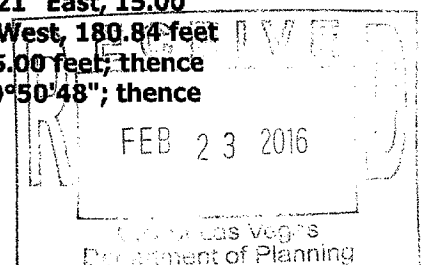
Commencing at the aforementioned Point "B"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel B; thence South 89°26'21" West, 494.88 feet; thence North 00°42'03" East, 9.97 feet; thence North 45°47'21" West, 53.10 feet; thence North 89°17'57" West, 12.64 feet; thence North 00°33'39" West, 157.35 feet; thence North 89°26'21" East, 596.49 feet; thence South 00°33'39" East, 155.73 feet; thence North 89°17'57" West, 10.22 feet; thence South 45°42'03" West, 56.81 feet; thence South 00°42'03" West, 10.22 feet to the Point of Beginning.

Parcel C:

Commencing at the aforementioned Point "C"; thence North 00°33'39" West, 15.00 feet to the Point of Beginning for Parcel C; thence South 89°26'21" West, 400.73 feet; thence North 00°33'39" West, 20.86 feet; thence North 45°33'39" West, 104.85 feet; thence South 89°26'21" West, 15.86 feet; thence North 00°33'39" West, 66.97 feet; thence North 07°45'20" East, 60.98 feet; thence North 01°42'24" West, 84.53 feet; thence North 15°44'35" West, 41.23 feet; thence North 01°42'24" West, 116.58 feet; thence North 00°33'39" West, 101.91 feet; thence North 89°21'07" East, 24.20 feet; thence North 44°21'07" East, 56.57 feet; thence North 00°38'53" West, 10.05 feet; thence North 89°26'21" East, 135.88 feet; thence South 00°33'39" East, 150.06 feet; thence South 01°42'24" East, 113.18 feet to the beginning of a curve concave Northeasterly having a radius of 150.00 feet; thence Southeasterly, 232.62 feet, along said curve through a central angle of 88°51'15"; thence North 89°26'21" East, 194.42 feet; thence South 00°33'39" East, 160.00 feet; thence South 89°26'21" West, 15.00 feet; thence South 48°46'28" West, 46.04 feet; thence South 00°33'39" East, 15.00 feet to the Point of Beginning.

Parcel D:

Commencing at the aforementioned Point "D"; thence North 89°26'21" East, 15.00 feet to the Point of Beginning for Parcel D; thence North 00°33'39" West, 180.84 feet to the beginning of a curve concave Easterly having a radius of 1635.00 feet; thence Northerly, 24.16 feet, along said curve through a central angle of 00°50'48"; thence



North 89°26'21" East, 23.82 feet; thence North 44°26'21" East, 56.57 feet; thence North 00°33'39" West, 5.00 feet; thence North 89°26'21" East, 137.67 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1435.00 feet, a radial line to said beginning bears North 87°47'54" West; thence Southerly, 69.19 feet, along said curve through a central angle of 02°45'45"; thence South 00°33'39" East, 225.84 feet; thence South 89°26'21" West, 136.00 feet; thence North 00°33'39" West, 5.00 feet; thence North 45°33'39" West, 56.57 feet; thence South 89°26'21" West, 24.00 feet to the Point of Beginning.

Parcel E:

Commencing at the aforementioned Point "E"; thence South 00°33'39" East, 76.00 feet to the Point of Beginning for Parcel E; thence North 89°26'21" East, 295.65 feet; thence South 00°33'39" East, 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly, 153.53 feet, along said curve through a central angle of 88°51'15"; thence North 01°42'24" West, 112.67 feet; thence North 00°33'39" West, 149.55 feet to the Point of Beginning.

Parcel IV :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

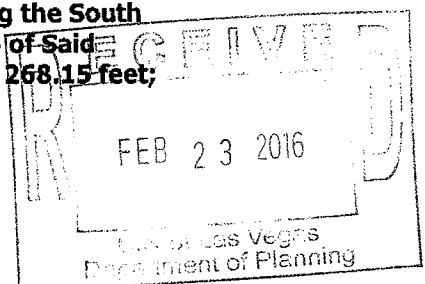
Commencing at that West Sixteenth section corner of said Section 32, being on the centerline intersection of Charleston Boulevard and Rampart Boulevard; thence North 00°33'39" West, along the centerline of said Rampart Boulevard, 695.22 feet; thence North 89°26'21" East, departing said centerline 316.00 feet to the point of beginning; thence continuing North 89°26'21" East 295.66 feet; thence South 00°33'39" East 359.22 feet; thence South 89°26'21" West, 194.42 feet to the beginning of a curve concave Northeasterly having a radius of 99.00 feet; thence Northwesterly 153.53 feet along said curve through a central angle of 88°51'16"; thence North 01°42'23" West, 112.72 feet; thence North 00°33'39" West, 149.50 feet to the point of beginning.

Said metes and bounds description appeared in deed recorded November 30, 2001 in Book 20011130 as Document No. 02065.

Parcel V :

Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence South 89°26'21" West, along the South line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 268.15 feet;



thence North 00°33'39" West, departing said South line and said centerline, 80.00 feet to the Southwest Corner (SW Cor.) of Pad "K" of that Record of Survey on file in the Office of the County Recorder, Clark County, Nevada, in file 107 of Surveys, page 66, same being the point of beginning; thence South 89°26'21" West, along the line lying 15 feet north of and running parallel with the Northerly right-of-way of said Charleston Boulevard, 153.97 feet to the Southeast Corner (SE Cor.) of Pad "I" of that record of Survey on file in File 111 of Surveys, page 80; thence North 00°33'39" West, departing said parallel line and along the Easterly boundary of said Pad "I", a distance of 205.00 feet to the Northeast Corner (NE cor.) of said Pad "I"; thence North 89°26'21" East, 153.97 feet to the Northwest Corner (NW cor.) of said Pad "K" thence South 00°33'39" East, along the Westerly boundary line of said Pad "K", a distance of 205.00 feet to the point of beginning.

(also known as Pad "J" of Record of Survey on file in File 117 of Surveys, page 74, Official Records.)

Parcel VI :

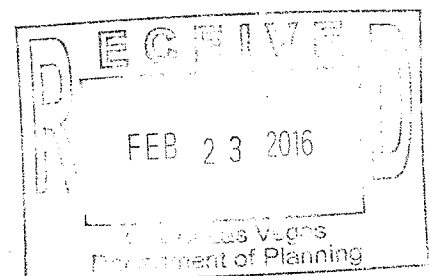
Being a portion of Lot 1, Block 1 of that commercial subdivision known as "Peccole Ranch Town Center" on file at the Office of the County Recorder, Clark County, Nevada, in Book 86 of Plats, page 23, located within the South Half (S ½) of Section 32, Township 20 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the South Quarter Corner (S ¼ Cor.) of said Section 32, being on the centerline of Charleston Boulevard, thence North 89°40'03" East, along the South line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Said Section 32, coincident with the centerline of said Charleston Boulevard 417.51 feet; thence North 00°19'57" West, departing said South line and said centerline, 80.00 feet to the point of beginning; thence North 00°19'57" West 140.00 feet; thence South 89°40'03" West, 33.13 feet; thence North 00°19'57" West, 19.10 feet; thence South 89°40'03" West, 9.62 feet; thence North 00°19'57" West 3.50 feet; thence South 89°40'03" West, 99.75 feet; thence North 00°19'57" West, 25.73 feet; thence South 89°40'03" West, 19.00 feet; thence North 00°19'57" West, 9.67 feet; thence North 89°40'03" East 19.00 feet; thence North 00°19'57" West, 7.60 feet; thence North 89°40'03 East, 318.84 feet; thence South 00°19'57" East, 125.60 feet; thence South 89°40'03" West, 50.00 feet; thence South 00°19'57" East, 80.00 feet; thence South 89°40'03 West, along a line running parallel with and 15.00 feet North of the Northerly right of way line of said Charleston Boulevard, 126.34 feet to the point of beginning..

Excepting therefrom all that real property as conveyed to MDJLS Properties, LLC by deed recorded October 16, 2003 in Book 20031016 as Document No. 04029 and Rerecorded February 11, 2004 in Book 20040211 as Document No. 02495.

Together with all that real property conveyed to Boca Park Parcels, LLC, by deed recorded October 16, 2003 in Book 20031016 as Document No. 04028 and Rerecorded November 20, 2003 in Book 20031120 as Document No. 03729.

Parcel VII:



A non-exclusive easement for ingress, egress, parking and utilities, as more particularly set forth in that certain Declaration of Restrictions and Operation and Easement Agreement, recorded October 22, 1998 in Book 981022 as Document No. 01589, Official Records and as set forth in those certain Grant of Reciprocal Easements and Declaration of Covenants, recorded June 20, 2000 in Book 20000620 as Document No. 01343, and recorded February 12, 2001 in Book 20010212 as Document No. 01340, Official Records, Clark County, Nevada.

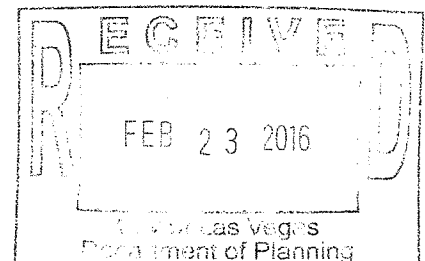
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/22/2005

APPROPRIATOR'S COPY



Charleston Associates LLC, a Delaware Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

Boca Park Marketplace LLC, a Nevada Limited Liability company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

Boca Park Parcels LLC, a Nevada Limited Liability Company

By: Martin H. Walrath, IV
Martin H. Walrath, IV, Manager

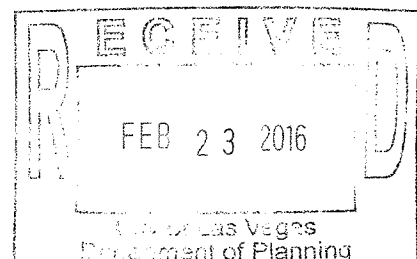
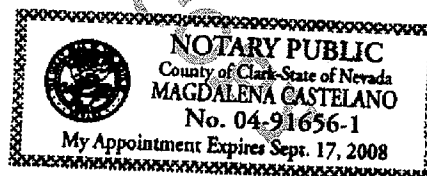
STATE OF **NEVADA**

COUNTY OF **CLARK**

)
:SS.
)

This instrument was acknowledged before me on
6-23-05 by **MARTIN H. WALRATH, IV,**
MANAGER

Magdalena Castellano
Notary Public
(My commission expires: 9-17-05)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-32-412-028
b) 138-32-412-018
c) 138-32-818-005
d) 138-32-818-010

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # _____
Book _____ Page: 1
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: _____

\$0.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$0.00

Real Property Transfer Tax Due _____

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 1

b. Explain reason for exemption: **GRANTOR AND GRANTEE HAVE SAME COMMON OWNERSHIP**

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Munir H. Walcott

Capacity: Manager of each Grantor

Signature: Munir H. Walcott

Capacity: Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charleston Associates LLC, et al

Address: 9510 W. Sahara Ave., Ste. 200

City: Las Vegas

State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Boca Park Marketplace LV, LLC

Address: 9510 W. Sahara Ave., Ste. 200

City: Las Vegas

State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance Company
Print Name: National Commercial Services

File Number: NCS-162792-PVL mb/mb

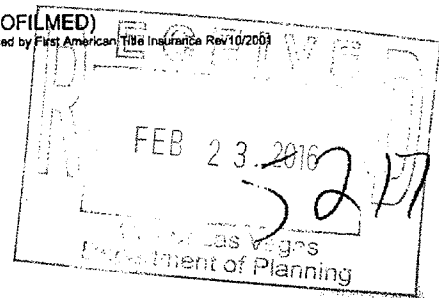
Address: 900 S. Pavilion Center Drive, S-160

City: Las Vegas

State: NV Zip: 89144

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Reproduced by First American Title Insurance Rev 10/2003





ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4520
(775) 684 5708
Website: www.nvsos.gov

**Amendment to
Articles of Organization**
(PURSUANT TO NRS 86.221)

Filed in the office of	Document Number
	20090810630-99
Ross Miller Secretary of State State of Nevada	Filing Date and Time
	11/13/2009 9:32 AM
	Entity Number
	E0378722005-0

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Organization
For a Nevada Limited-Liability Company
(Pursuant to NRS 86.221)

1. Name of limited-liability company:

Boa Park Marketplace LV, LLC

2. The company is managed by: ☒ Managers OR ☐ Members
(check only one box)

3. The articles have been amended as follows: (provide article numbers, if available)*

Article 1: The name of the company is Boa Park Marketplace Syndications Group, LLC

4. Signature (must be signed by at least one manager or by a managing member):

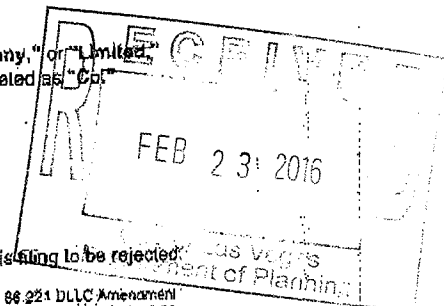
Signature

- * 1) If amending company name, it must contain the words "Limited-Liability Company," "Limited Company," or "Limited" or the abbreviations "Ltd.," "L.L.C.," "L.C.," "LLC" or "LC." The word "Company" may be abbreviated as "Cor."
2) If adding managers, provide names and addresses.

FILING FEE: \$175.00

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Nevada Secretary of State 86.221 LLC Amendment
Revised: 3-13-09

BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC

Business Entity Information			
Status:	Active	File Date:	6/15/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0378722005-0
Qualifying State:	NV	List of Officers Due:	6/30/2015
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051380045	Business License Exp:	6/30/2015

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	FENNEMORE CRAIG, P.C. (LAS VEGAS)	Address 1:	300 S FOURTH ST STE 1400
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

☒ Officers ☐ Include Inactive Officers			
Manager - BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP MM INC			
Address 1:	300 S. FOURTH STREET SUITE 1700	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	

☒ Actions/Amendments	
Action Type:	Articles of Organization

BOCA PARK MARKETPLACE LV SYNDICATIONS GROUP MM, INC

Business Entity Information	
Status:	Active
Type:	Domestic Corporation
Qualifying State:	NV
Managed By:	
NV Business ID:	NV20051380677
File Date:	6/16/2006
Entity Number:	E0378302005-0
List of Officers Due:	6/30/2015
Expiration Date:	
Business License Exp:	6/30/2015

Additional Information	
Central Index Key:	

Registered Agent Information	
Name:	FENNEMORE CRAIG, P.C. (LAS VEGAS)
Address 1:	300 S FOURTH ST STE 1400
Address 2:	
City:	LAS VEGAS
State:	NV
Zip Code:	89101
Phone:	
Fax:	
Mailing Address 1:	
Mailing Address 2:	
Mailing City:	
Mailing State:	NV
Mailing Zip Code:	
Agent Type:	Commercial Registered Agent - Corporation
Jurisdiction:	NEVADA
Status:	Active

Financial Information	
No Pay Share Count:	25,000.00
Capital Amount:	\$ 0
No stock records found for this company	

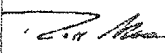
Officers		☐ Include Inactive Officers	
Secretary - JEFFREY P DRAGOVICH			
Address 1:	300 S. FOURTH STREET SUITE 1700	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89101	Country:	USA
Status:	Active	Email:	
Director - ORLANDO FIGUEROA			
Address 1:	9440 W SAHARA AVE STE 240	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA

RQR-63260



ROSS MILLER
Secretary of State
204 North Carson Street, Suite 1
Carson City, Nevada 89701-4520
(775) 684 5708
Website: www.nvsos.gov

**Amendment to
Articles of Organization**
(PURSUANT TO NRS 86.221)

Filed in the office of  Ross Miller Secretary of State State of Nevada	Document Number 20090810630-99 Filing Date and Time 11/13/2009 9:32 AM Entity Number E0378722005-0
--	--

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Organization
For a Nevada Limited-Liability Company
(Pursuant to NRS 86.221)

1. Name of limited-liability company:

Boca Park Marketplace LV, LLC

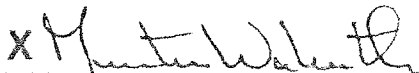
2. The company is managed by: ☒ Managers OR ☐ Members

(check only one box)

3. The articles have been amended as follows: (provide article numbers, if available)*

Article 1: The name of the company is Boca Park Marketplace Syndications Group, LLC

4. Signature (must be signed by at least one manager or by a managing member)


Signature

* 1) If amending company name, it must contain the words "Limited-Liability Company," "Limited Company," or "Limited," or the abbreviations "Ltd.," "L.L.C.," or "L.C.," "LLC" or "LC." The word "Company" may be abbreviated as "Co."

2) If adding managers, provide names and addresses.

RQR-63260

FILING FEE: \$175.00

IMPORTANT: Failure to include any of the above information and submit with the proper fees may cause this filing to be rejected

This form must be accompanied by appropriate fees

Nevada Secretary of State 86.221 D.L.C. Amendment
Revised: 3-13-08

BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC

Business Entity Information

Status:	Active	File Date:	6/30/2015
Type:	Foreign Limited-Liability Company	Entity Number:	E0320002015-8
Qualifying State:	DE	List of Officers Due:	6/30/2016
Managed By:		Expiration Date:	
NV Business ID:	NV20151402019	Business License Exp:	6/30/2016

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	CHILDS WATSON & GALLAGHER, PLLC	Address 1:	770 E WARM SPRINGS RD STE 225
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

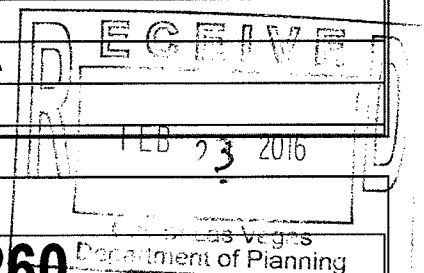
Managing Member - INTERNATIONAL PROPERTY SYNDICATIONS, LTD.

Address 1:	9440 W. SAHARA AVE, #240	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	USA
Status:	Active	Email:	

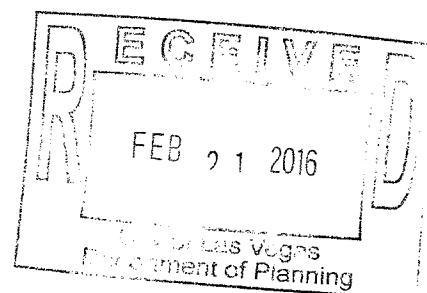
Actions/Amendments

Action Type:	Application for Foreign Registration
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RQR-63260



Document Number:	20150299662-42	# of Pages:	2
File Date:	6/30/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150459983-26	# of Pages:	1
File Date:	10/19/2015	Effective Date:	
(No notes for this action)			



City of Las Vegas
495 S Main St
Las Vegas, NV 89101

REQUIRED REVIEW

Report Date 02/23/2016 04:32 PM

Submitted By

Page 1

A/P #	63260	Type	RQR	Issued Date	Issued By
-------	-------	------	-----	-------------	-----------

Parcel 13832412018

Location

Owner BOCA PARK MARKETPLACE SYNDICATIO, GROUP, LLC

Phone (702)430-5800 x

Address 9440 W SAHARA AVE #240

LAS VEGAS NV 89117-8821

Country ☐ Foreign

Applicant's Full Name JONATHAN WINN

Day Phone (702)362-7800 x

Fax (702)362-9472

Pager

Address 400 S. RAMPART
SUITE 400
LV NV
89145

Fees

PROCESSING FEE	300.00
NOTIFICATION & ADVERTISING FEE	750.00
Total Paid	1050.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	2.38 ACRE
Actual Value	0.00		

Comments

RQR-63260 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PPS2, LLC - OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC - For possible action on a Required Review of an approved Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers).



DEPARTMENT OF PLANNING

RQR For ^{FEB 2016} APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Beer and Wine Room Establishment
 Project Address (Location) 1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145
 Project Name Pinot's Palette Proposed Use Beer and Wine Room Establishment
 Assessor's Parcel #(s) 138-32-412-018 Ward # 2
 General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Boca Park Marketplace Syndications Group, LLC Contact _____
 Address 9440 W. Sahara Ave., Suite 240 Phone: 702-430-5800 Fax: 702-430-5810
 City Las Vegas State NV Zip 89117
 E-mail Address _____

APPLICANT PPS2, LLC Contact Reed Alewel
 Address 1829 Country Meadows Dr. Phone: 702-910-4700 Fax: _____
 City Henderson State NV Zip 89012
 E-mail Address Summerlin@pinotspalette.com

REPRESENTATIVE Kolesar & Leatham Contact Jonathan J. Winn, Esq.
 Address 400 S. Rampart Blvd., Suite 400 Phone: 702-362-7800 Fax: 702-362-9472
 City Las Vegas State NV Zip 89145
 E-mail Address jwinn@klnvada.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* Jeffrey Dracovich

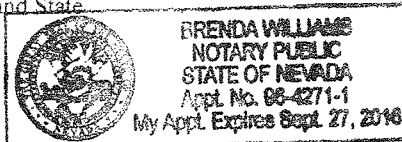
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jeffrey Dracovich, Sec. of Management, member

Subscribed and sworn before me

This 18th day of March, 20 15
Brenda Williams

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>RQR-63260</u>
Meeting Date:	<u>4/12/16</u>
Total Fee:	<u>1050.00</u>
Date Received:*	<u>2/23/16</u>
Received By:	<u>M. Rex</u>

*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

Endepot:Application Packet\Application Form pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-63260** APN: 138-32-412-018

Name of Property Owner: Boca Park Marketplace Syndications Group, LLC

Name of Applicant: PPS2, LLC

Name of Representative: Jonathan J. Winn, Esq.

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.

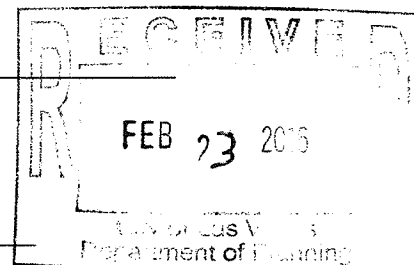
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Jeffrey Dragovich sec of managing member

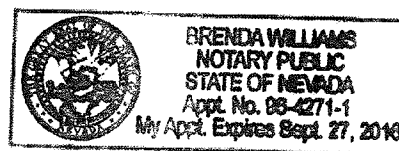


Subscribed and sworn before me

This 18th day of March, 2015

Brenda Williams

Notary Public in and for said County and State



KOLESAR & LEATHAM

ATTORNEYS AT LAW

400 SOUTH RAMPART BLVD., SUITE 400
LAS VEGAS, NEVADA 89145
702.362.7800
klnevada.com

February 18, 2016

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, NV 89106

Re: Required Review of Special Use Permit Application – RQR-63260

Applicant: PPS2, LLC
Approved Use: Beer and Wine Room
Business Name: Pinot's Palette
Business Address: 1000 S. Rampart Blvd., Suite 10, Las Vegas, NV 89145
APN: 138-32-412-018

Dear Sir/Madam:

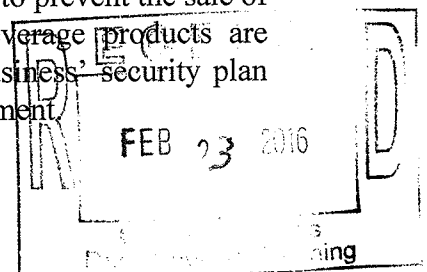
This firm represents PPS2, LLC dba Pinot's Palette (the "Applicant") at the above-referenced business location (the "Business") with respect to liquor licensing matters in Nevada. This correspondence requests final approval of the Beer/Wine/Cooler on-sale establishment alcohol use at the Premises.

The Las Vegas Planning Commission originally approved Special Use Permit SUP-58913 [PRJ-58881] ("the "SUP") on June 9, 2015, for a Beer/Wine/Cooler on-sale establishment use at the Premises. The SUP contained a condition for a six month review before the Planning Commission from the date of approval.

The Business is currently operating and licensed as a step-by-step painting studio business that offers a small selection of beer and wine to its customers. The Applicant has an outstanding track-record of alcohol compliance, including at its Henderson location within The District shopping center. We are unaware of any compliance issues related to alcohol sales at the Business.

The Business has implemented and adheres to strict internal policies to prevent the sale of alcoholic beverage products to minors and to ensure that alcoholic beverage products are consumed on the Premises. These policies have been codified in the Business' security plan which has been approved by the City of Las Vegas Business License Department.

RQR-63260



City of Las Vegas Department of Planning and Development
February 18, 2016
Page 2

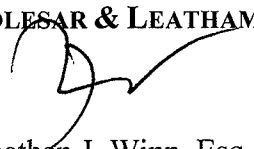
The Business provides a benefit to the community by offering a fun and creative environment to learn to paint. As a location for a known national brand, the Business draws vital customer traffic to the neighboring businesses in the community. The approved use is harmonious and compatible with adjacent development and with existing land uses in the immediate vicinity. We do not believe that any additional public services, utilities or parking accommodations are necessary to continue the use at the Business.

The site provides adequate pedestrian and vehicle ingress/egress to and from the Boca Park Retail Center in which the Business is located, from both W. Charleston Boulevard and S. Rampart Boulevard. Please note that the Business will continue to be open to the public Monday through Sunday between the hours of 1:00 p.m. and 10:00 p.m. and employs approximately 15 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

KOLESAR & LEATHAM

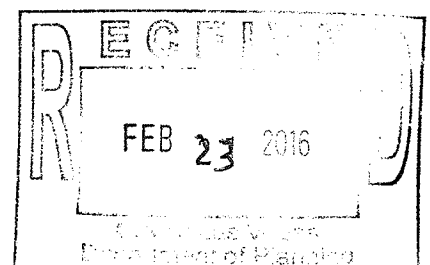

Jonathan J. Winn, Esq.

JJW

Enclosures - as stated

cc: Reed Alewel (w/o encls.)
Matthew D. Saltzman, Esq. (w/o encls.)

RQR-63260





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

CORRECTED LETTER

June 10, 2015

Boca Park Marketplace Syndications Group, LLC
9440 West Sahara Avenue, Ste. 240
Las Vegas, Nevada 89117

**RE: SUP-58913 [PRJ-58881] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JUNE 9, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,479 SQUARE-FOOT GENERAL PERSONAL SERVICE USE (INSTRUCTIONAL ARTS STUDIO) at 1000 South Rampart Boulevard, Suite #10 (APN 138-32-412-018), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-58881], was considered by the Planning Commission on June 9, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. A six (6) month required review shall be publically heard before the Planning Commission from the date of issuance of a business license.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

RQR-63260

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

CORRECTED LETTER

SUP-58913 [PRJ-58881] - Page Two
June 10, 2015

7. No one under 21 years of age shall be permitted within areas designated for alcohol beverage consumption and/or storage.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 9, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 22, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Mr. Reed Alewel
PPS2, LLC
1829 Country Meadows Drive
Henderson, Nevada 89012

Mr. Jonathan J. Winn, Esq.
Kolesar & Leatham
400 S. Rampart Blvd., Ste. 400
Las Vegas, Nevada 89145

RQR-63260

To US 95

Site Plan for Special Use Permit

PINOT'S PALETTE
@ 1000 S. RAMPART BLVD., SUITE 10
LAS VEGAS, NV 89145
(3,479 SF TENANT SPACE)
(31,740 SF TOTAL BUILDING SPACE)

12GR-63260
04/12/16 PC

Boca Park

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

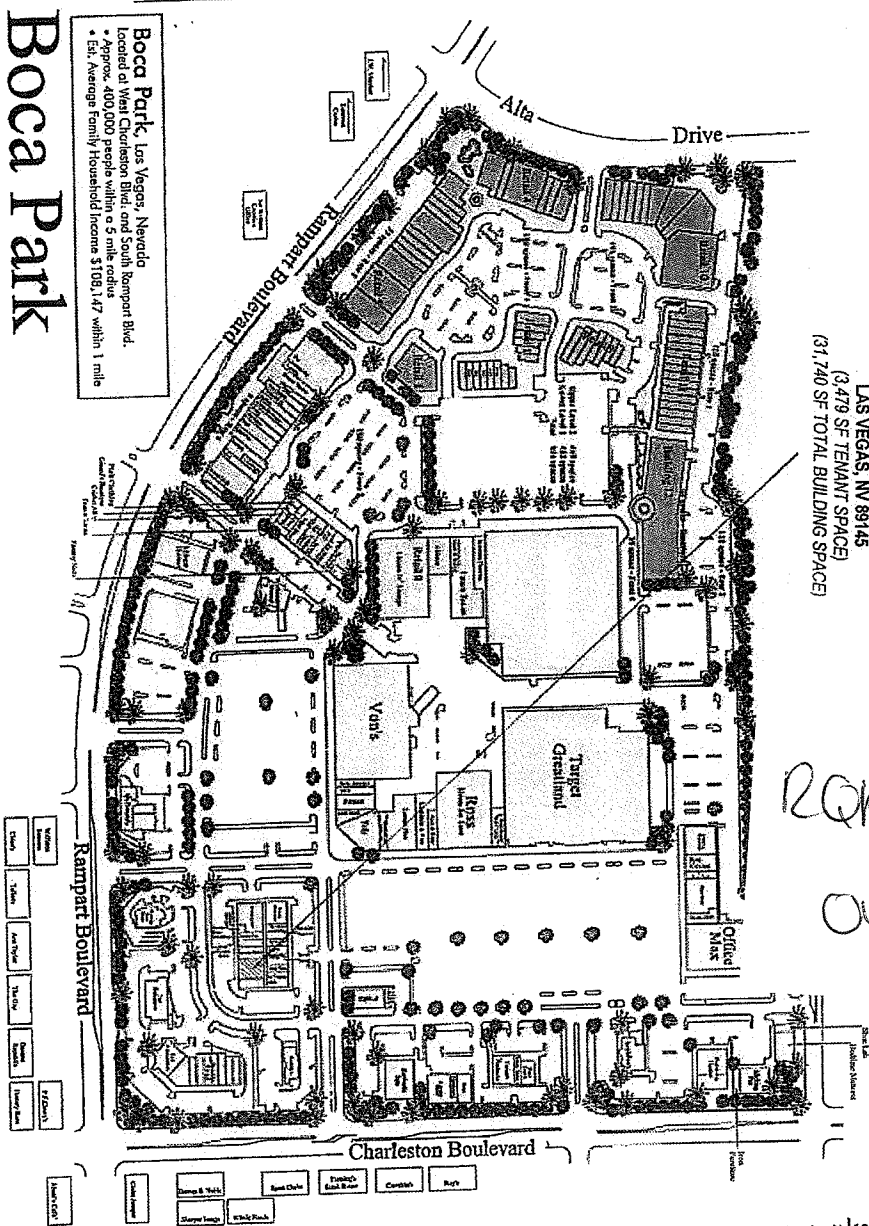
Rampart Boulevard between Charleston Blvd and Alta Drive, Las Vegas, Nevada.

Master Site Plan

Dates

November 1, 2004

I-215



SITE INFORMATION

ZONING
FD - Planned Development District
AREA (Agriculture)
Net Area: 1,873.750 ac

BUILDING AREA		
Net Area	Common	Total Area
10,333 sq. ft.	50 sq. ft.	10,415 sq. ft.

Material A-1	100 lb	1.25 cu ft	\$1.25
Material A-2	150 lb	1.875 cu ft	\$1.875
Material A-3	200 lb	2.5 cu ft	\$2.50
Material A-4	250 lb	3.125 cu ft	\$3.125
Material A-5	300 lb	3.75 cu ft	\$3.75
Material A-6	350 lb	4.375 cu ft	\$4.375
Material A-7	400 lb	5.0 cu ft	\$5.00
Material A-8	450 lb	5.625 cu ft	\$5.625
Material A-9	500 lb	6.25 cu ft	\$6.25
Material A-10	550 lb	6.875 cu ft	\$6.875
Material A-11	600 lb	7.5 cu ft	\$7.50
Material A-12	650 lb	8.125 cu ft	\$8.125
Material A-13	700 lb	8.75 cu ft	\$8.75
Material A-14	750 lb	9.375 cu ft	\$9.375
Material A-15	800 lb	10.0 cu ft	\$10.00
Material A-16	850 lb	10.625 cu ft	\$10.625
Material A-17	900 lb	11.25 cu ft	\$11.25
Material A-18	950 lb	11.875 cu ft	\$11.875
Material A-19	1000 lb	12.5 cu ft	\$12.50
Material A-20	1050 lb	13.125 cu ft	\$13.125
Material A-21	1100 lb	13.75 cu ft	\$13.75
Material A-22	1150 lb	14.375 cu ft	\$14.375
Material A-23	1200 lb	15.0 cu ft	\$15.00
Material A-24	1250 lb	15.625 cu ft	\$15.625
Material A-25	1300 lb	16.25 cu ft	\$16.25
Material A-26	1350 lb	16.875 cu ft	\$16.875
Material A-27	1400 lb	17.5 cu ft	\$17.50
Material A-28	1450 lb	18.125 cu ft	\$18.125
Material A-29	1500 lb	18.75 cu ft	\$18.75
Material A-30	1550 lb	19.375 cu ft	\$19.375
Material A-31	1600 lb	20.0 cu ft	\$20.00
Material A-32	1650 lb	20.625 cu ft	\$20.625
Material A-33	1700 lb	21.25 cu ft	\$21.25
Material A-34	1750 lb	21.875 cu ft	\$21.875
Material A-35	1800 lb	22.5 cu ft	\$22.50
Material A-36	1850 lb	23.125 cu ft	\$23.125
Material A-37	1900 lb	23.75 cu ft	\$23.75
Material A-38	1950 lb	24.375 cu ft	\$24.375
Material A-39	2000 lb	25.0 cu ft	\$25.00
Material A-40	2050 lb	25.625 cu ft	\$25.625
Material A-41	2100 lb	26.25 cu ft	\$26.25
Material A-42	2150 lb	26.875 cu ft	\$26.875
Material A-43	2200 lb	27.5 cu ft	\$27.50
Material A-44	2250 lb	28.125 cu ft	\$28.125
Material A-45	2300 lb	28.75 cu ft	\$28.75
Material A-46	2350 lb	29.375 cu ft	\$29.375
Material A-47	2400 lb	30.0 cu ft	\$30.00
Material A-48	2450 lb	30.625 cu ft	\$30.625
Material A-49	2500 lb	31.25 cu ft	\$31.25
Material A-50	2550 lb	31.875 cu ft	\$31.875
Material A-51	2600 lb	32.5 cu ft	\$32.50
Material A-52	2650 lb	33.125 cu ft	\$33.125
Material A-53	2700 lb	33.75 cu ft	\$33.75
Material A-54	2750 lb	34.375 cu ft	\$34.375
Material A-55	2800 lb	35.0 cu ft	\$35.00
Material A-56	2850 lb	35.625 cu ft	\$35.625
Material A-57	2900 lb	36.25 cu ft	\$36.25
Material A-58	2950 lb	36.875 cu ft	\$36.875
Material A-59	3000 lb	37.5 cu ft	\$37.50
Material A-60	3050 lb	38.125 cu ft	\$38.125
Material A-61	3100 lb	38.75 cu ft	\$38.75
Material A-62	3150 lb	39.375 cu ft	\$39.375
Material A-63	3200 lb	40.0 cu ft	\$40.00
Material A-64	3250 lb	40.625 cu ft	\$40.625
Material A-65	3300 lb	41.25 cu ft	\$41.25
Material A-66	3350 lb	41.875 cu ft	\$41.875
Material A-67	3400 lb	42.5 cu ft	\$42.50
Material A-68	3450 lb	43.125 cu ft	\$43.125
Material A-69	3500 lb	43.75 cu ft	\$43.75
Material A-70	3550 lb	44.375 cu ft	\$44.375
Material A-71	3600 lb	45.0 cu ft	\$45.00
Material A-72	3650 lb	45.625 cu ft	\$45.625
Material A-73	3700 lb	46.25 cu ft	\$46.25
Material A-74	3750 lb	46.875 cu ft	\$46.875
Material A-75	3800 lb	47.5 cu ft	\$47.50
Material A-76	3850 lb	48.125 cu ft	\$48.125
Material A-77	3900 lb	48.75 cu ft	\$48.75
Material A-78	3950 lb	49.375 cu ft	\$49.375
Material A-79	4000 lb	50.0 cu ft	\$50.00
Material A-80	4050 lb	50.625 cu ft	\$50.625
Material A-81	4100 lb	51.25 cu ft	\$51.25
Material A-82	4150 lb	51.875 cu ft	\$51.875
Material A-83	4200 lb	52.5 cu ft	\$52.50
Material A-84	4250 lb	53.125 cu ft	\$53.125
Material A-85	4300 lb	53.75 cu ft	\$53.75
Material A-86	4350 lb	54.375 cu ft	\$54.375
Material A-87	4400 lb	55.0 cu ft	\$55.00
Material A-88	4450 lb	55.625 cu ft	\$55.625
Material A-89	4500 lb	56.25 cu ft	\$56.25
Material A-90	4550 lb	56.875 cu ft	\$56.875
Material A-91	4600 lb	57.5 cu ft	\$57.50
Material A-92	4650 lb	58.125 cu ft	\$58.125
Material A-93	4700 lb	58.75 cu ft	\$58.75
Material A-94	4750 lb	59.375 cu ft	\$59.375
Material A-95	4800 lb	60.0 cu ft	\$60.00
Material A-96	4850 lb	60.625 cu ft	\$60.625
Material A-97	4900 lb	61.25 cu ft	\$61.25
Material A-98	4950 lb	61.875 cu ft	\$61.875
Material A-99	5000 lb	62.5 cu ft	\$62.50
Material A-100	5050 lb	63.125 cu ft	\$63.125
Material A-101	5100 lb	63.75 cu ft	\$63.75
Material A-102	5150 lb	64.375 cu ft	\$64.375
Material A-103	5200 lb	65.0 cu ft	\$65.00
Material A-104	5250 lb	65.625 cu ft	\$65.625
Material A-105	5300 lb	66.25 cu ft	\$66.25
Material A-106	5350 lb	66.875 cu ft	\$66.875
Material A-107	5400 lb	67.5 cu ft	\$67.50
Material A-108	5450 lb	68.125 cu ft	\$68.125
Material A-109	5500 lb	68.75 cu ft	\$68.75
Material A-110	5550 lb	69.375 cu ft	\$69.375
Material A-111	5600 lb	70.0 cu ft	\$70.00
Material A-112	5650 lb	70.625 cu ft	\$70.625
Material A-113	5700 lb	71.25 cu ft	\$71.25
Material A-114	5750 lb	71.875 cu ft	\$71.875
Material A-115	5800 lb	72.5 cu ft	\$72.50
Material A-116	5850 lb	73.125 cu ft	\$73.125
Material A-117	5900 lb	73.75 cu ft	\$73.75
Material A-118	5950 lb	74.375 cu ft	\$74.375
Material A-119	6000 lb	75.0 cu ft	\$75.00
Material A-120	6050 lb	75.625 cu ft	\$75.625
Material A-121	6100 lb	76.25 cu ft	\$76.25
Material A-122	6150 lb	76.875 cu ft	\$76.875
Material A-123	6200 lb	77.5 cu ft	\$77.50
Material A-124	6250 lb	78.125 cu ft	\$78.125
Material A-125	6300 lb	78.75 cu ft	\$78.75
Material A-126	6350 lb	79.375 cu ft	\$79.375
Material A-127	6400 lb	80.0 cu ft	\$80.00
Material A-128	6450 lb	80.625 cu ft	\$80.625
Material A-129	6500 lb	81.25 cu ft	\$81.25
Material A-130	6550 lb	81.875 cu ft	\$81.875
Material A-131	6600 lb	82.5 cu ft	\$82.50
Material A-132	6650 lb	83.125 cu ft	\$83.125
Material A-133	6700 lb	83.75 cu ft	\$83.75
Material A-134	6750 lb	84.375 cu ft	\$84.375
Material A-135	6800 lb	85.0 cu ft	\$85.00
Material A-136	6850 lb	85.625 cu ft	\$85.625
Material A-137	6900 lb	86.25 cu ft	\$86.25
Material A-138	6950 lb	86.875 cu ft	\$86.875
Material A-139	7000 lb	87.5 cu ft	\$87.50
Material A-140	7050 lb	88.125 cu ft	\$88.125
Material A-141	7100 lb	88.75 cu ft	\$88.75
Material A-142	7150 lb	89.375 cu ft	\$89.375
Material A-143	7200 lb	90.0 cu ft	\$90.00
Material A-144	7250 lb	90.625 cu ft	\$90.625
Material A-145	7300 lb	91.25 cu ft	\$91.25
Material A-146	7350 lb	91.875 cu ft	\$91.875
Material A-147	7400 lb	92.5 cu ft	\$92.50
Material A-148	7450 lb	93.125 cu ft	\$93.125
Material A-149	7500 lb	93.75 cu ft	\$93.75
Material A-150	7550 lb	94.375 cu ft	\$94.375
Material A-151	7600 lb	95.0 cu ft	\$95.00
Material A-152	7650 lb	95.625 cu ft	\$95.625
Material A-153	7700 lb	96.25 cu ft	\$96.25
Material A-154	7750 lb	96.875 cu ft	\$96.875
Material A-155	7800 lb	97.5 cu ft	\$97.50
Material A-156	7850 lb	98.125 cu ft	\$98.125
Material A-157	7900 lb	98.75 cu ft	\$98.75
Material A-158	7950 lb	99.375 cu ft	\$99.375
Material A-159	8000 lb	100.0 cu ft	\$100.00
Material A-160	8050 lb	100.625 cu ft	\$100.625
Material A-161	8100 lb	101.25 cu ft	\$101.25
Material A-162	8150 lb	101.875 cu ft	\$101.875
Material A-163	8200 lb	102.5 cu ft	\$102.50
Material A-164	8250 lb	103.125 cu ft	\$103.125
Material A-165	8300 lb	103.75 cu ft	\$103.75
Material A-166	8350 lb	104.375 cu ft	\$104.375
Material A-167	8400 lb	105.0 cu ft	\$105.00
Material A-168	8450 lb	105.625 cu ft	\$105.625
Material A-169	8500 lb	106.25 cu ft	\$106.25
Material A-170	8550 lb	106.875 cu ft	\$106.875
Material A-171	8600 lb	107.5 cu ft	\$107.50
Material A-172	8650 lb	108.125 cu ft	\$108.125
Material A-173	8700 lb	108.75 cu ft	\$108.75
Material A-174	8750 lb	109.375 cu ft	\$109.375
Material A-175	8800 lb	110.0 cu ft	\$110.00
Material A-176	8850 lb	110.625 cu ft	\$110.625
Material A-177	8900 lb	111.25 cu ft	\$111.25
Material A-178	8950 lb	111.875 cu ft	\$111.875
Material A-179	9000 lb	112.5 cu ft	\$112.50
Material A-180	9050 lb	113.125 cu ft	\$113.125
Material A-181	9100 lb	113.75 cu ft	\$113.75
Material A-182	9150 lb	114.375 cu ft	\$114.375
Material A-183	9200 lb	115.0 cu ft	\$115.00
Material A-184	9250 lb	115.625 cu ft	\$115.625
Material A-185	9300 lb	116.25 cu ft	\$116.25
Material A-186	9350 lb	116.875 cu ft	\$116.875
Material A-187	9400 lb	117.5 cu ft	\$117.50
Material A-188	9450 lb	118.125 cu ft	\$118.125
Material A-189	9500 lb	118.75 cu ft	\$118.75
Material A-190	9550 lb	119.375 cu ft	\$119.375
Material A-191	9600 lb	120.0 cu ft	\$120.00
Material A-192	9650 lb	120.625 cu ft	\$120.625
Material A-193	9700 lb	121.25 cu ft	\$121.25
Material A-194	9750 lb	121.875 cu ft	\$121.875
Material A-195	9800 lb	122.5 cu ft	\$122.50
Material A-196	9850 lb	123.125 cu ft	\$123.125
Material A-197	9900 lb	123.75 cu ft	\$123.75
Material A-198	9950 lb	124.375 cu ft	\$124.375
Material A-199	10000 lb	125.0 cu ft	\$125.00
Material A-200	10050 lb	125.625 cu ft	\$125.625
Material A-201	10100 lb	126.25 cu ft	\$126.25
Material A-202	10150 lb	126.875 cu ft	\$126.875
Material A-203	10200 lb	127.5 cu ft	\$127.50
Material A-204	10250 lb	128.125 cu ft	\$128.125
Material A-205	10300 lb	128.75 cu ft	\$128.75
Material A-206	10350 lb	129.375 cu ft	\$129.375
Material A-207	10400 lb	130.0 cu ft	\$130.00
Material A-208	10450 lb	130.625 cu ft	\$130.625
Material A-209	10500 lb	131.25 cu ft	\$131.25
Material A-210	10550 lb	131.875 cu ft	\$131.875
Material A-211	10600 lb	132.5 cu ft	\$132.50
Material A-212	10650 lb	133.125 cu ft	\$133.125
Material A-213	10700 lb	133.75 cu ft	\$133.75
Material A-214	10750 lb	134.375 cu ft	\$134.375
Material A-215	10800 lb	135.0 cu ft	\$135.00
Material A-216	10850 lb	135.625 cu ft	\$135.625
Material A-217	10900 lb	136.25 cu ft	\$136.25
Material A-218	10950 lb	136.875 cu ft	\$136.875
Material A-219	11000 lb	137.5 cu ft	\$137.50
Material A-220	11050 lb	138.125 cu ft	\$138.125
Material A-221	11100 lb	138.75 cu ft	\$138.75
Material A-222	11150 lb	139.375 cu ft	\$139.375
Material A-223	11200 lb	140.0 cu ft	\$140.00
Material A-224	11250 lb	140.625 cu ft	\$140.625
Material A-225	11300 lb	141.25 cu ft	\$141.25
Material A-226	11350 lb	141.875 cu ft	\$141.875
Material A-227	11400 lb	142.5 cu ft	\$142.50
Material A-228	11450 lb	143.125 cu ft	\$143.125
Material A-229	11500 lb	143.75 cu ft	\$143.75
Material A-230	11550 lb	144.375 cu ft	\$144.375
Material A-231	11600 lb	145.0 cu ft	\$145.00
Material A-232	11650 lb	145.625 cu ft	\$145.625
Material A-233	11700 lb	146.25 cu ft	\$146.25
Material A-234	11750 lb	146.875 cu ft	\$146.875
Material A-235	11800 lb	147.5 cu ft	\$147.50
Material A-236	11850 lb	148.125 cu ft	\$148.125
Material A-237	11900 lb	148.75 cu ft	\$148.75
Material A-238	11950 lb	149.375 cu ft	\$149.375
Material A-239	12000 lb	150.0 cu ft	\$150.00
Material A-240	12050 lb	150.625 cu ft	\$150.625
Material A-241	12100 lb	151.25 cu ft	\$151.25
Material A-242	12150 lb	151.875 cu ft	\$151.875
Material A-243	12200 lb	152.5 cu ft	\$152.50
Material A-244	12250 lb	153.125 cu ft	\$153.125
Material A-245	12300 lb	153.75 cu ft	\$153.75
Material A-246	12350 lb	154.375 cu ft	\$154.375
Material A-247	12400 lb	155.0 cu ft	\$155.00
Material A-248	12450 lb	155.625 cu ft	\$155.625
Material A-249	12500 lb	156.25 cu ft	\$156.25
Material A-250	12550 lb	156.875 cu ft	\$156.875
Material A-251	12600 lb	157.5 cu ft	\$157.50
Material A-252	12650 lb	158.125 cu ft	\$158.125
Material A-253	12700 lb	158.75 cu ft	\$158.75
Material A-254	12750 lb	159.375 cu ft	\$159.375
Material A-255	12800 lb	160.0 cu ft	\$160.00
Material A-256	12850 lb	160.625 cu ft	\$160.625
Material A-257	12900 lb	161.25 cu ft	\$161.25
Material A-2			

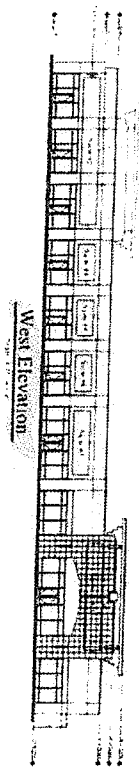
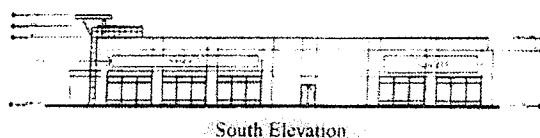
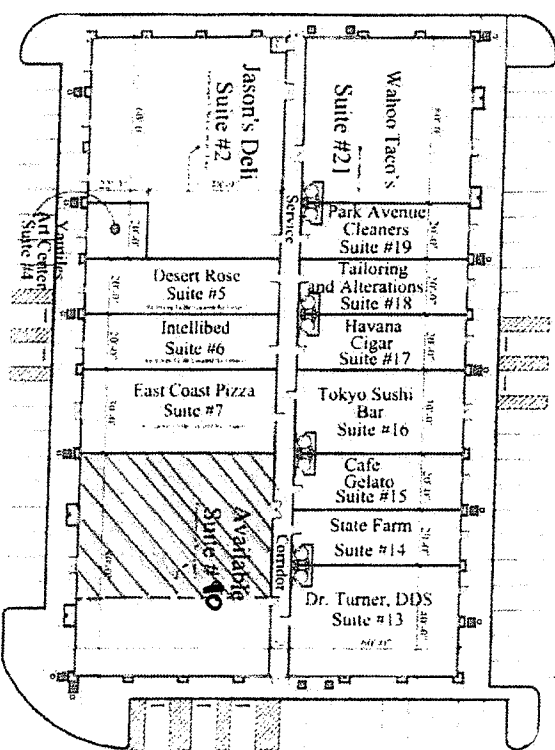
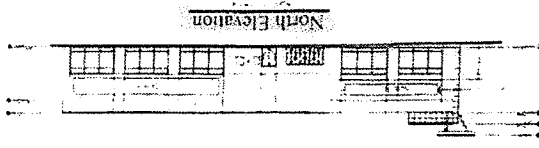
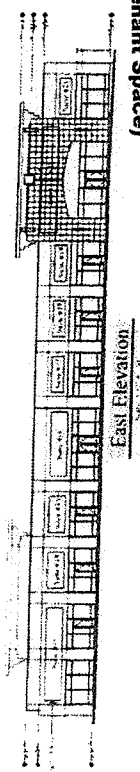
Total Retail Area	514,187 sq ft
Total Office Area	2,899 sq ft
Total Building Area	516,586 sq ft
FAR (est. 12/1/2000)	0.21x
Office Area (1 building)	108,000 sq ft
Source area	7,250 sq ft
Storage 12 (land bank)	1,500 sq ft
Storage building	12,500 sq ft
Total Office/Storage Area	129,000 sq ft
Total Building Area	641,000 sq ft
FAR (est. 12/1/2000)	0.33x

	3-Month Period	6-Month Period
Actual Revenue	\$1,000,000	\$1,000,000
Actual Expenses	\$800,000	\$800,000
Actual Profit	\$200,000	\$200,000
Target Revenue	\$1,000,000	\$1,000,000
Target Expenses	\$800,000	\$800,000
Target Profit	\$200,000	\$200,000
Actual Revenue	\$1,000,000	\$1,000,000
Actual Expenses	\$800,000	\$800,000
Actual Profit	\$200,000	\$200,000
Target Revenue	\$1,000,000	\$1,000,000
Target Expenses	\$800,000	\$800,000
Target Profit	\$200,000	\$200,000
Actual Revenue	\$1,000,000	\$1,000,000
Actual Expenses	\$800,000	\$800,000
Actual Profit	\$200,000	\$200,000
Target Revenue	\$1,000,000	\$1,000,000
Target Expenses	\$800,000	\$800,000
Target Profit	\$200,000	\$200,000

RQR-63260

FEB 23 2016

**Elevations for Special Use Permit
of Pinot's Palette
@ 1000 S. Rampart Blvd., Suite #0
Las Vegas, NV 89145
(3,479 SF Tenant Space)**

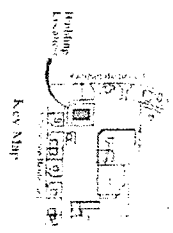


SITE INFORMATION

POSING
MAIN

BUILDING AREA

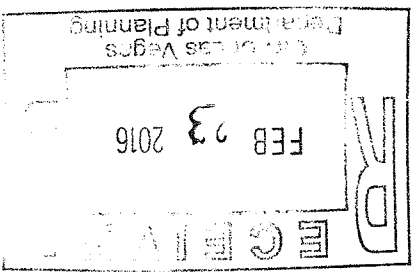
Area	Area (SF)	Notes
Building Footprint	3,479	
Roof Area	1,200	
Site Area	10,000	
Other	0	
Total	4,679	



Leasing Plan - Bldg P

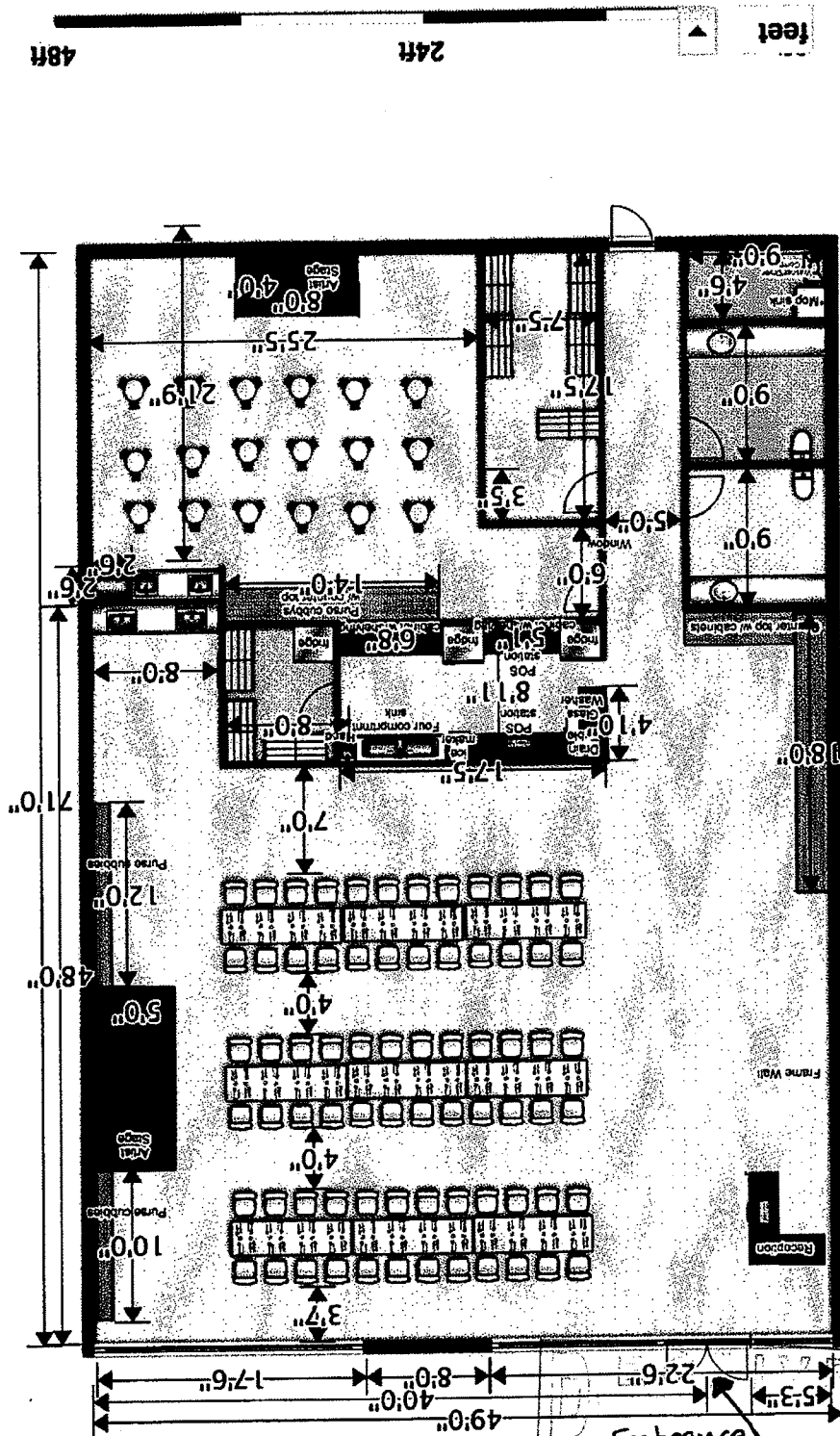
Boca Park - Phase I
Las Vegas, Nevada

RQR-63260

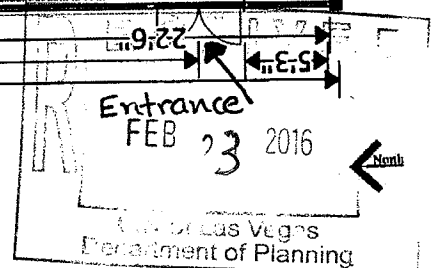


FLOOR PLAN FOR SPECIAL USE PERMIT
 PINOT'S PALETTE
 @ 1000 S. RAMPART BLVD., SUITE 10
 LAS VEGAS, NV 89145
 (3,479 SF TENANT SPACE)
 (31,740 SF TOTAL BUILDING SPACE)

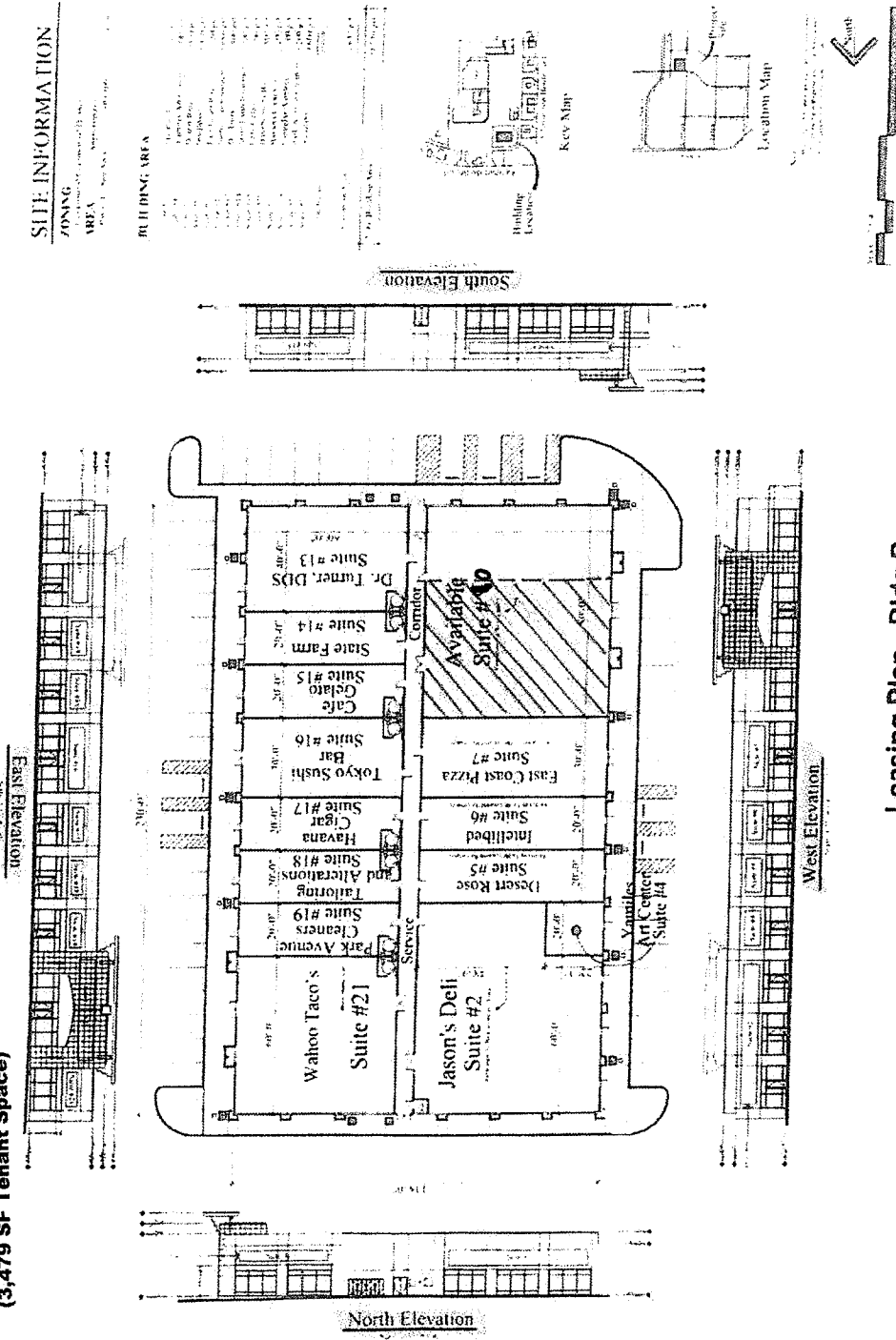
floor planner



RQR-63260



Elevations for Special Use Permit
of Pinot's Palette
@ 1000 S. Rampart Blvd., Suite #0
Las Vegas, NV 89145
(3,479 SF Tenant Space)



Leasing Plan - Bldg P
Boca Park - Phase I
Las Vegas, Nevada
RQR-63260

