



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-23436** APN: 138-32-412-018

Name of Property Owner: Boca Park Marketplace LV, LLC

Name of Applicant: East Side Pizza

Name of Representative: Gerald M. Conboy

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: _____

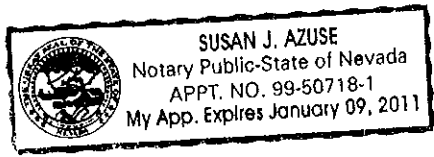
Signature of Property Owner: _____

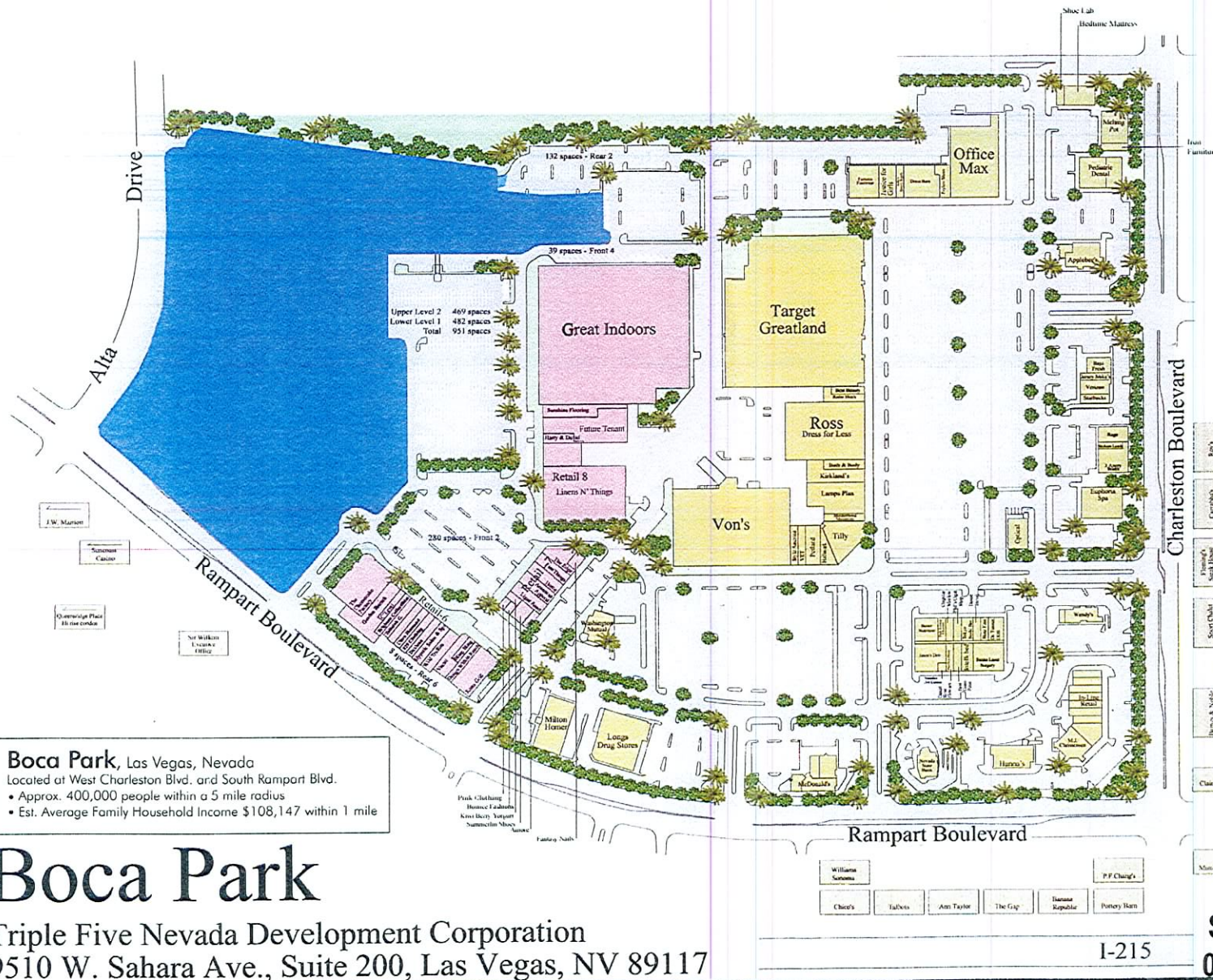
Print Name: Andrew J. Rankin, Vice President of Manager

Subscribed and sworn before me

This 13th day of July, 2007

Susan J. Azuse
Notary Public in and for said County and State





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

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

Master Site Plan

I-215

Date: February 7, 2007
 Project Number: Project # 100185.2

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	10,355 gsf	89 gsf	10,445 gsf
Retail Area - 2	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3	10,370 gsf	100 gsf	10,470 gsf
Retail Area - 4	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8	50,290 gsf	172 gsf	50,462 gsf
Retail Area - 9	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10	54,007 gsf	238 gsf	54,245 gsf
Retail Area - 11	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
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FAR (net 1,823,760 sf)	0.283
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Office Areas	108,000 gsf
Storage Areas	7,250 gsf
Storage Building 8	9,628 gsf
Total Office/Storage Area	125,078 gsf

Total Building Area	641,664 gsf
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FAR (net 1,823,760 sf)	0.352
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PARKING REQUIREMENTS

Anchor Required:	1 per 2500 sq ft	110,000/2500 = 440
	1 per 2000 sq ft	29,320/2000 = 147
	1 per 2500 sq ft	29,320/2500 = 117
Retail Required:	1 per 250 sq ft	352,216/250 = 1,410
Restaurant Required:	1 per 50 sq ft	16,000/50 = 320
	1 per 200 sq ft	9,000/200 = 45
		365
Office Required:	1 per 300 sq ft	108,000/300 = 360
Storage Required:	1 per 1000 sq ft	17,078/1000 = 17

Total Parking Required:	2,695
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Parking Provided:	Front of Center (1-4)	645
	Upper Deck	409
	Lower Deck	482
	Parking Garage (5 story)	582
	Parking Office (2 story)	64
	Rear of Center (1-6)	397

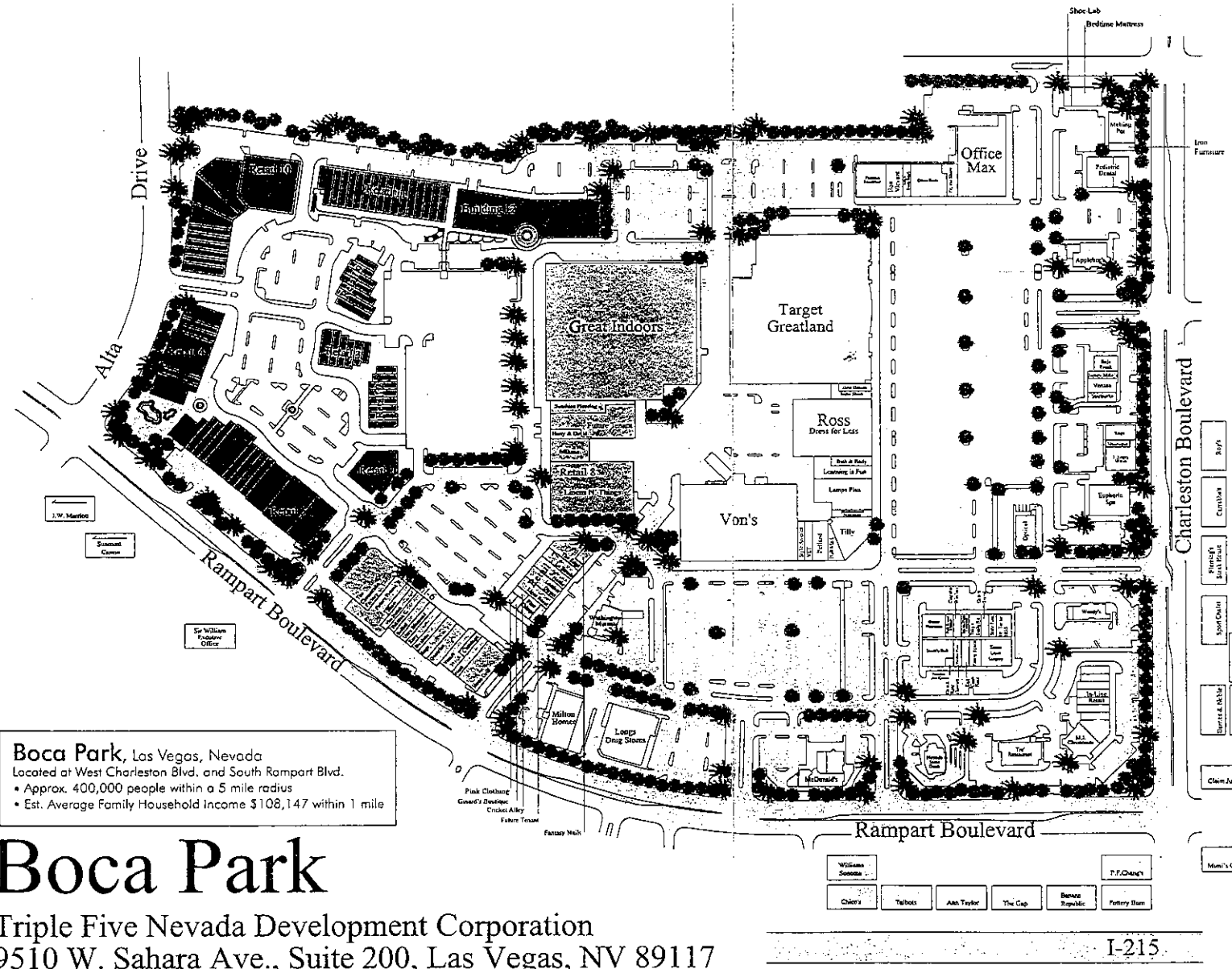
Total Provided:	2,639
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Parking Ratio:	4:1 per 1000	1 per 245 sf
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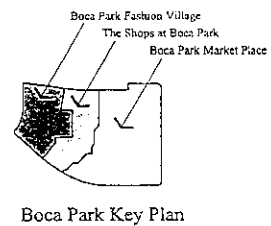
SUP-23436
09/13/07 PG

Perelman
 PERELMAN ARCHITECTS, INC.
 2250 CORPORATE CIRCLE, SUITE 200
 HENDERSON, NEVADA 89074
 (702) 938-9900

AUG 13 2007



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

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

Master Site Plan

Date: May 17, 2004
 Project Number: 100055



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Option #1

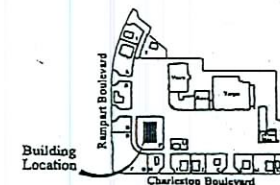
SITE INFORMATION

ZONING
 C2- General Commercial District
AREA (Approximate)
 Parcel P - Net Area: 103,100 sf 2.37 acres

BUILDING AREA

Suite #2	Jason's Deli	5,203 gsf
Suite #4	Yamiles Art Center	445 gsf
Suite #5	Desert Rose	1,420 gsf
Suite #6	Future Tenant	1,420 gsf
Suite #7	Accessories & More	2,130 gsf
Suite #10	Siema Laser Surgery	5,680 gsf
Suite #13	Dr. Turner	2,400 gsf
Suite #14	State Farm Insurance	1,200 gsf
Suite #15	Desert Travel	1,200 gsf
Suite #16	Haabi Sushi Bar	1,800 gsf
Suite #17	Haavaa Cigar Co.	1,200 gsf
Suite #18	Cingular Wireless	1,200 gsf
Suite #19	Park Avenue Cleaners	1,200 gsf
Suite #21	Beter Nutrition	3,600 gsf
Total Retail		30,098 gsf

Common Area	1,642 gsf
Total Building Area	31,740 gsf



Key Map



Location Map

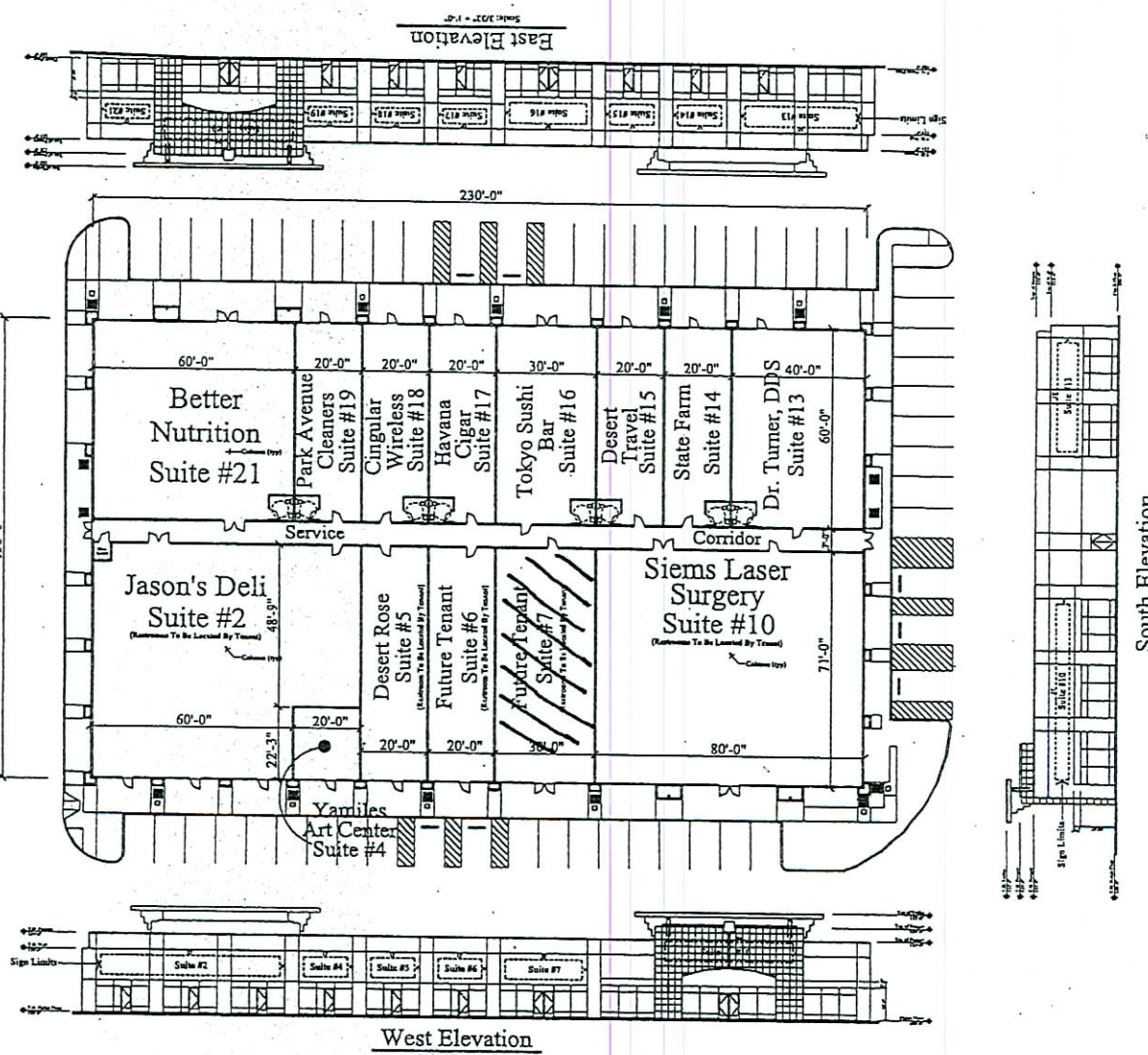
Note:
 Building - P Floor Plan was Designed by Others.
 This Drawing is Representative in Nature and
 No Guarantee of its Accuracy is Implied.



Scale: 1/16" = 1'-0"



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Building - P, Boca Park I

Charleston Boulevard and Rampart Boulevard, Las Vegas, Nevada

Triple Five Nevada Development Corporation
 Las Vegas, Nevada 702-242-6937

Leasing Plan - Scheme A
SUP-23436
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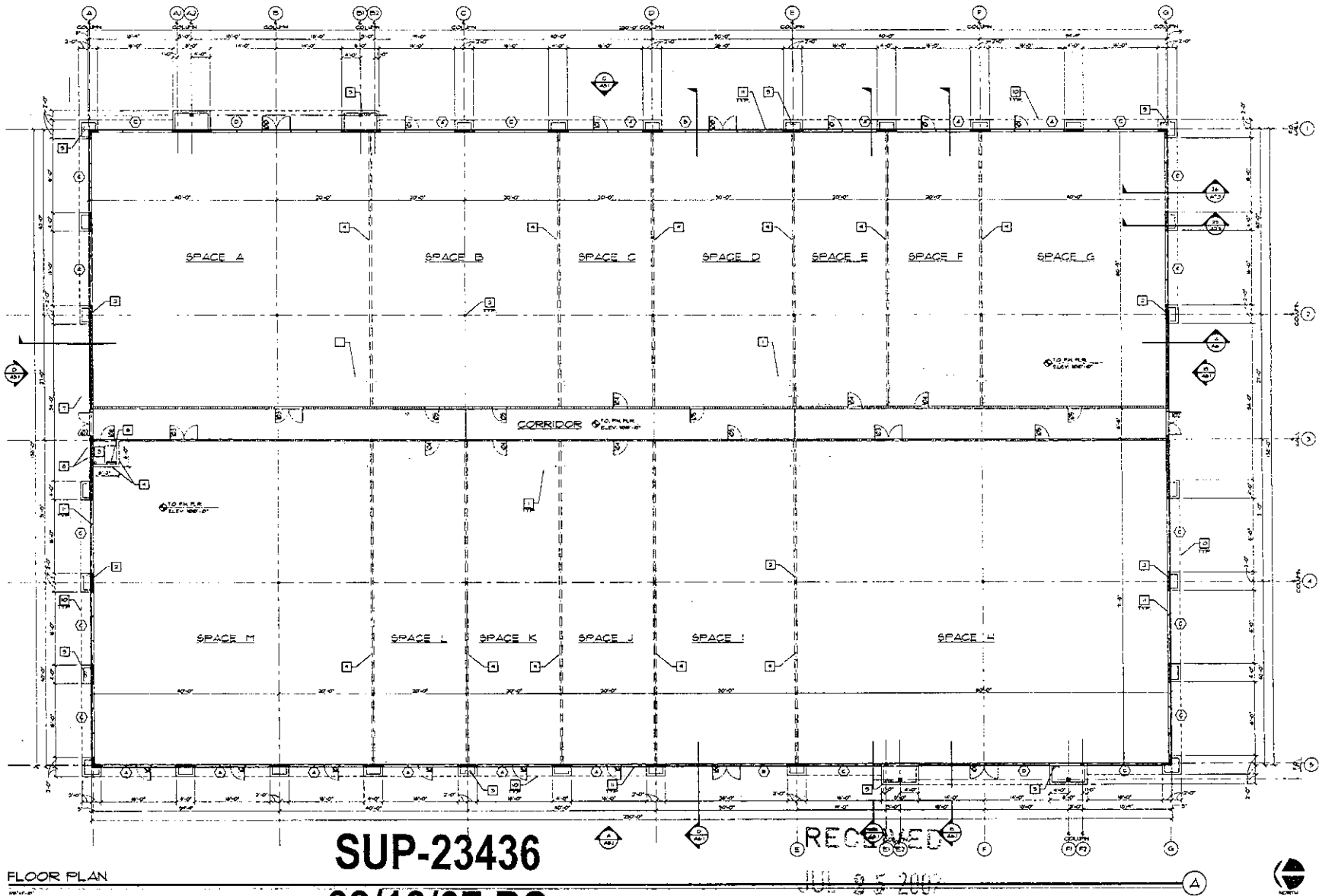
Date: March 10, 2004
 Project Number: 100650

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SYMBOL	DESCRIPTION	LIMITS (AS SHOWN)
	INTERIOR WALL CONSTRUCTION 2x4 STUDS @ 16" O.C. IN BAY BEHIND SUB-TYPE "C" SYSTEM BOARD EACH SIDE	SEE PLAN NO. PP-2403
	EXTERIOR WALL CONSTRUCTION 2x4 AND INSULATION @ 16" O.C. IN BAY BEHIND PAPER FACED FIBERGLASS INSULATION AND LAYER OF 5/8" EPS OR INTERIOR FACE AND TOP EXTERIOR PLASTER OF PAPER FIBRE LATH EXTERIOR PLYWOOD SUB-TYPED SYSTEM OCCASION	NONE
	EXTERIOR WALL CONSTRUCTION 2x4 AND SHEATHING @ 16" O.C. IN BAY BEHIND PLASTER OF PAPER OR GYPSUM LATH OF EXTERIOR PLYWOOD SHEATHING WHERE OCCASION	NONE

- KEY NOTES:**
1. FUTURE TOILET ROOM LOCATION - SEE PLUMBING AND
ELECTRICAL - SEE PLAN P-1 PLUMB (SHEET 170)
 2. FUTURE COLUMN FOR STRUCTURAL (TYPE)
 3. FIVE SPREADER RISER RAIS
 4. 2x4 STUDS FULL HEIGHT TO BOTTOM OF DECK @ 5/8" SYSTEM
BOARD EACH SIDE
 5. ROOF DRAIN AND OVERFLOW LEADER LOCATION TO ROUTE UNDER
WALK TO FACE OF CURB - SEE DETAIL 104AT 2
 6. ROOF ACCESS LADDER - SEE DETAIL 104AT 1
 7. ELECTRICAL SWITCH GEAR AND METER LOCATION
SEE ELECTRICAL PLAN
 8. WALL MOUNTED TELEPHONE PANEL - SEE ELECTRICAL PLAN
 9. FUTURE TRENCH SERVING HALL (IN I.G.)
 10. LINE OF GYPSUM PLASTER OR SHEATHING FINISH
 11. ALUM. BRANCH SYSTEM - SEE FRAME TYPES

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT
SCHEDULE AND ADVISE THE ARCHITECT OF ANY
DISCREPANCIES IN THE SCHEDULE OF WORK PRIOR
TO CONSTRUCTION.
 2. ALL PROJECT CONSTRUCTION TO CONFORM WITH PART
917.1 (1) (2) MORE RESTRICTIVE PER IBC 1001.10.10.1
PERMITS ARE REQUIRED THAT CONSTRUCTION MEET ALL
REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT
BUILDING.
 3. ALL DIMENSIONS ARE TO FACE OF STUD OR GUY WALL
UNLESS NOTED OTHERWISE.
 4. ARCHITECTURAL FINISHED FLOOR FINISH ELEVATIONS
SHOWN TO BE 102'-0" - REFER TO CEILING DRAWING
FOR FLOOR ELEVATIONS.



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FLOOR PLAN

DATE

PROJECT

ISSUED FOR
CONSTRUCTION

SWISHER & HALL
A.I.A. LIMITED
ARCHITECTURE AND PLANNING
LAS VEGAS, NEVADA 89102
702.363.2222 702.363.6060 (FAX)



FLOOR PLAN
BOCA PARK MARKETPLACE
PAD P - SHELL BUILDING

DATE
1/16/08
BY
HMH / BMC

ISSUED FOR
CONSTRUCTION

DATE NO
A21



Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 700
HENDERSON, NEVADA 89074
702.990.8900 702.932.3222 fax



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Rev	Date	By	Description
1	10-5-01	R.N.	BLDG. DEPT. SUBMITTAL

EAST SIDE PIZZA FLOOR PLAN
TENANT IMPROVEMENT AT
BOCA PARK, PAD "P"
SUITE 7
TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD.

Checked By
N.C. / J.R.
Date
OCTOBER 5, 2001
Project Number
101187
Sheet Number

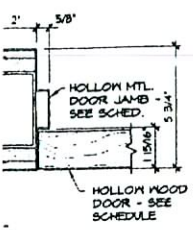
TI-3

Sub 25430
09/13/07 PC

UBC 1003.3.1.8 Type of lock or latch. Regardless of the occupancy load served, exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Exception 1. In Group A, division 3, 8, F and S Occupancies, and in all churches, key-locking hardware may be used on the main exit where the main exit consists of a single door or pair of doors where there is a readily visible, durable sign on or adjacent to the door stating, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." The sign shall be in letters not less than 1 inch high on a contrasting background.

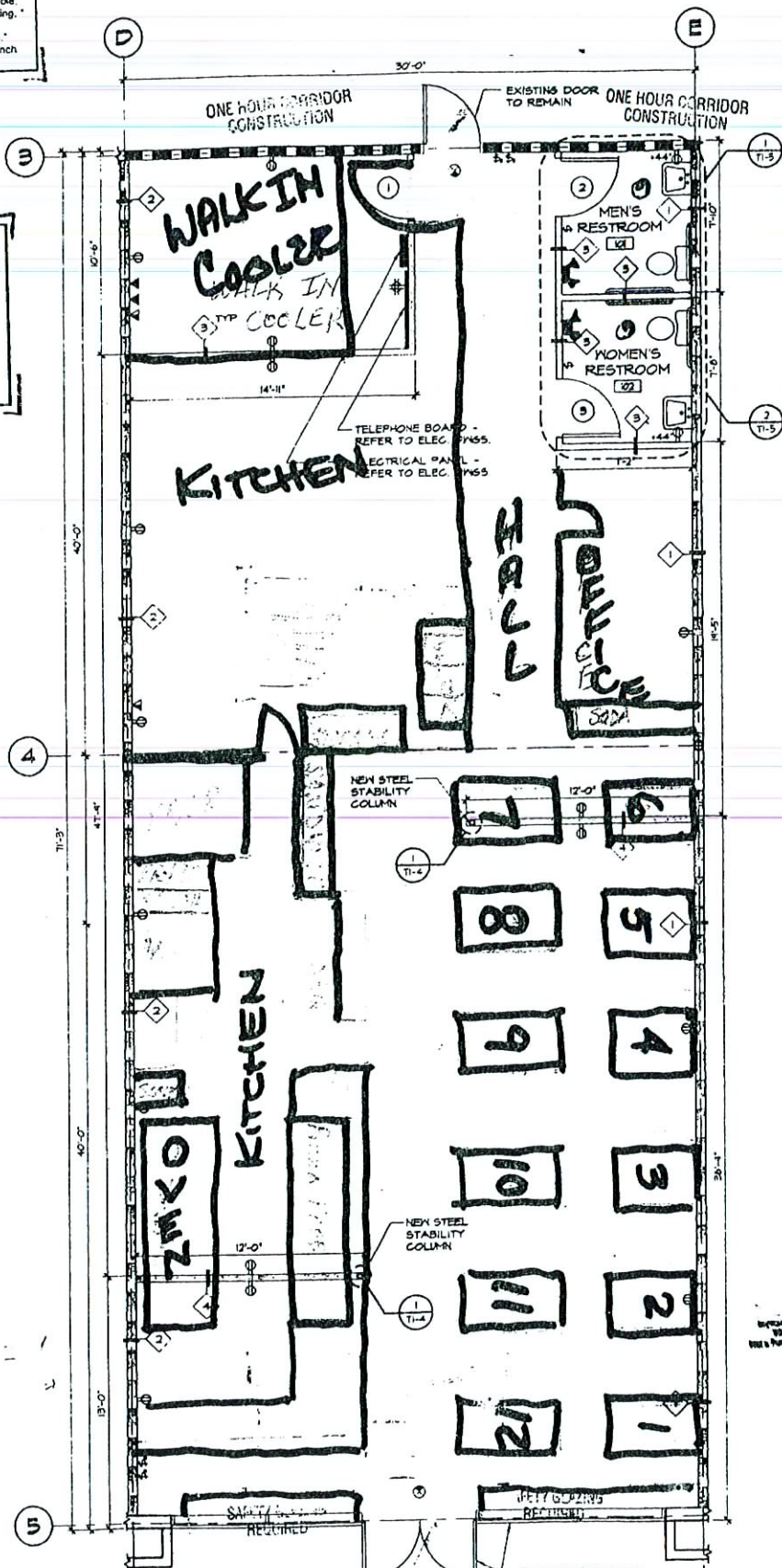
MARKS
TENANT/ LANDLORD TO INSTALL
TENANT/ LANDLORD TO INSTALL

ANSI 117.14.13.9 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Such hardware shall be mounted within reach ranges specified in Ansl. 117.1.4.2. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.



DR JAMB
3" = 1'-0"

LEGEND
INS EXTERIOR WALL -
WOOD STUDS @ 16" O.C.
1" FIBERGLASS INSULATION
E LAYER 5/8" TYPE 'X'
BD. ON INTERIOR FACE
1/8" CEMENT PLASTER @
R MTL. LATH @ EXTERIOR
THIN @ EXTERIOR FACE
INS ONE-HOUR RATED WALL -
WOOD STUDS @ 16" O.C.
E LAYER 5/8" TYPE 'X'
BD. ON EACH SIDE
INS OR NEA 6" X 20 GA. MTL.
DEMISING WALL
E LAYER OF 5/8" TYPE 'X'
BD. ON PROPOSED
INT SIDE (INTERIOR SOUND
USER WALL)
DET. 1, 2 SHT. TI-6
3 5/8" X 25 GA.
L STUD WALL @ 16" O.C.
DET. 3 SHT. TI-6
3 5/8" X 25 GA. METAL
PARTIAL HEIGHT WALL
@ 0'-0" AFF.
DET. 4 SHT. TI-6



DINING 17' x 39' 4"
PUBLIC AREA 680 S.F.
12 TABLES / 4 CHAIRS = 48