



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35154** APN: 138-32-312-005

Name of Property Owner: Boca Fashion Village, LLC a NV limited liability co.

Name of Applicant: Boca Fashion Village Pizzeria, Inc. a NV corp

Name of Representative: Joseph Ciolli

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: \_\_\_\_\_

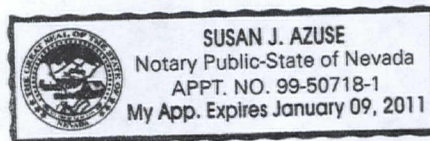
Signature of Property Owner: Martin Walrath

Print Name: Martin Walrath

Subscribed and sworn before me

This 25th day of May, 2009

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



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## SITE INFORMATION

**ZONING**  
PD - Planned Development District  
**AREA (Approximate)**  
Net Area: 1,823,760 sf

## BUILDING AREA

[illegible]

|                   |             |
|-------------------|-------------|
| Total Retail Area | 514,187 gsf |
|-------------------|-------------|

**Total Common Area** 2,399 gsf

|                     |             |
|---------------------|-------------|
| Total Building Area | 516,586 gsf |
|---------------------|-------------|

|     |                    |       |
|-----|--------------------|-------|
| FAR | (net 1,823,760 sf) | 0.283 |
|-----|--------------------|-------|

|                             |               |
|-----------------------------|---------------|
| Office Areas                | 108,000 sq ft |
| Office 12 (3 stories)       |               |
| Storage Areas               | 7,340 sq ft   |
| Storage 12 (10-story level) |               |

|                                  |                    |
|----------------------------------|--------------------|
| Storage 1,2 (lower level)        | 7,250 gsf          |
| Storage Building 8               | 9,328 gsf          |
| <b>Total Office/Storage Area</b> | <b>125,078 gsf</b> |

|                     |             |
|---------------------|-------------|
| Total Building Area | 641,664 gsf |
|---------------------|-------------|

|     |                    |       |
|-----|--------------------|-------|
| FAR | (net 1,823,760 sf) | 0.352 |
|-----|--------------------|-------|

## PARKING REQUIREMENTS

|                         |                     |         |
|-------------------------|---------------------|---------|
| <b>Anchor Required:</b> | 1 per 250 of Public | 110,000 |
|                         | 1 per 2500 of WWS   | 29,320  |

Retail Required: 1 per 250 sf 352, 26

**Restaurant Required:** 1 per 50 of Public  
1 per 200 of Service

|                          |               |         |
|--------------------------|---------------|---------|
| <b>Office Required:</b>  | 1 per 500 of  | 100,000 |
| <b>Storage Required:</b> | 1 per 1000 of | 17,070  |

|                         |  |
|-------------------------|--|
| Total Parking Required: |  |
|-------------------------|--|

**Parking Provided:**

Lower  
Parking Garage (3 s)  
Parking Office Base

|                 |                 |
|-----------------|-----------------|
| Total Provided: | Year of Contact |
|-----------------|-----------------|

|                |              |
|----------------|--------------|
| Parking Ratio: | 4.1 per 1000 |
|----------------|--------------|

1



North

PROJECT No. 100185.2 MAY 7, 2007



TRIPLE F FIVE NEVADA DEVELOPMENT CORPORATION

**BOCA PARK**  
LAS VEGAS, NEVADA

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09/2009

**■ Perlman**  
DESIGN GROUP  
ARCHITECTURE • PLANNING • INTERIORS  
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

**SUP-35154**

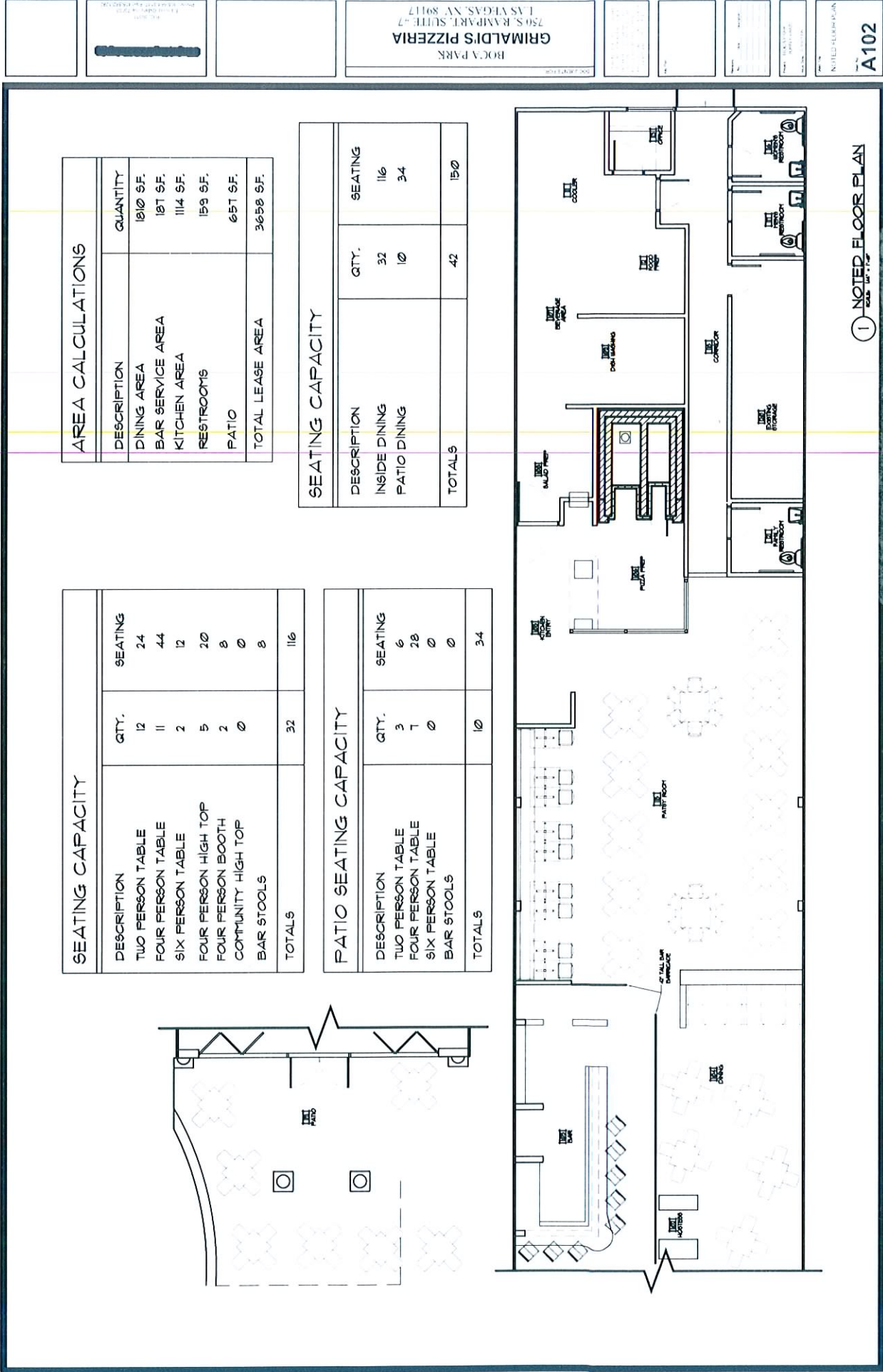
08/27/09 PC

**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

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# MASTER SITE PLAN





**SUP-35154**  
**REVISED**  
**08/27/09 PC**

**JUL 24 2009**

BOCA PARK  
 750 S. RAMPART, SUITE #7  
 LAS VEGAS, NV 89117

A102

**SEATING CAPACITY**

| DESCRIPTION      | QTY. | SEATING |
|------------------|------|---------|
| 800 PERSON TABLE | 1    | 20      |
| 400 PERSON TABLE | 1    | 10      |
| 200 PERSON TABLE | 1    | 5       |
| 100 PERSON TABLE | 1    | 5       |
| 50 PERSON TABLE  | 1    | 5       |
| 25 PERSON TABLE  | 1    | 5       |
| TOTALS           | 6    | 50      |

**PATIO SEATING CAPACITY**

| DESCRIPTION      | QTY. | SEATING |
|------------------|------|---------|
| 800 PERSON TABLE | 1    | 20      |
| 400 PERSON TABLE | 1    | 10      |
| 200 PERSON TABLE | 1    | 5       |
| 100 PERSON TABLE | 1    | 5       |
| 50 PERSON TABLE  | 1    | 5       |
| TOTALS           | 5    | 45      |

**SEATING CAPACITY**

| DESCRIPTION      | QTY. | SEATING |
|------------------|------|---------|
| 800 PERSON TABLE | 1    | 20      |
| 400 PERSON TABLE | 1    | 10      |
| 200 PERSON TABLE | 1    | 5       |
| 100 PERSON TABLE | 1    | 5       |
| 50 PERSON TABLE  | 1    | 5       |
| TOTALS           | 5    | 45      |



Patio

Bar Area

SEPARATION

Kitchen

3,646 sq. ft.

Bathrooms

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SUP-35154 III 09 2009

08/27/09 PC



**SUP-35154**  
**SUPPLEMENTAL**  
**08/27/09 PC**

BUILDING SIX  
BOCA PARK  
Las Vegas, Nevada

3

Leasing Plan  
PROJECT # 100185.2 AREA 28, 2006

Perkins

|     | Area Calculation | Shale Gas |
|-----|------------------|-----------|
| 1   | 1                | 2,816 gal |
| 2   | 2                | 2,816 gal |
| 3   | 3                | 1,420 gal |
| 4   | 4                | 1,420 gal |
| 5   | 5                | 3,563 gal |
| 6   | 6                | 3,563 gal |
| 7   | 7                | 3,563 gal |
| 8   | 8                | 3,563 gal |
| 9   | 9                | 3,563 gal |
| 10  | 10               | 3,563 gal |
| 11  | 11               | 3,563 gal |
| 12  | 12               | 3,563 gal |
| 13  | 13               | 3,563 gal |
| 14  | 14               | 3,563 gal |
| 15  | 15               | 3,563 gal |
| 16  | 16               | 3,563 gal |
| 17  | 17               | 3,563 gal |
| 18  | 18               | 3,563 gal |
| 19  | 19               | 3,563 gal |
| 20  | 20               | 3,563 gal |
| 21  | 21               | 3,563 gal |
| 22  | 22               | 3,563 gal |
| 23  | 23               | 3,563 gal |
| 24  | 24               | 3,563 gal |
| 25  | 25               | 3,563 gal |
| 26  | 26               | 3,563 gal |
| 27  | 27               | 3,563 gal |
| 28  | 28               | 3,563 gal |
| 29  | 29               | 3,563 gal |
| 30  | 30               | 3,563 gal |
| 31  | 31               | 3,563 gal |
| 32  | 32               | 3,563 gal |
| 33  | 33               | 3,563 gal |
| 34  | 34               | 3,563 gal |
| 35  | 35               | 3,563 gal |
| 36  | 36               | 3,563 gal |
| 37  | 37               | 3,563 gal |
| 38  | 38               | 3,563 gal |
| 39  | 39               | 3,563 gal |
| 40  | 40               | 3,563 gal |
| 41  | 41               | 3,563 gal |
| 42  | 42               | 3,563 gal |
| 43  | 43               | 3,563 gal |
| 44  | 44               | 3,563 gal |
| 45  | 45               | 3,563 gal |
| 46  | 46               | 3,563 gal |
| 47  | 47               | 3,563 gal |
| 48  | 48               | 3,563 gal |
| 49  | 49               | 3,563 gal |
| 50  | 50               | 3,563 gal |
| 51  | 51               | 3,563 gal |
| 52  | 52               | 3,563 gal |
| 53  | 53               | 3,563 gal |
| 54  | 54               | 3,563 gal |
| 55  | 55               | 3,563 gal |
| 56  | 56               | 3,563 gal |
| 57  | 57               | 3,563 gal |
| 58  | 58               | 3,563 gal |
| 59  | 59               | 3,563 gal |
| 60  | 60               | 3,563 gal |
| 61  | 61               | 3,563 gal |
| 62  | 62               | 3,563 gal |
| 63  | 63               | 3,563 gal |
| 64  | 64               | 3,563 gal |
| 65  | 65               | 3,563 gal |
| 66  | 66               | 3,563 gal |
| 67  | 67               | 3,563 gal |
| 68  | 68               | 3,563 gal |
| 69  | 69               | 3,563 gal |
| 70  | 70               | 3,563 gal |
| 71  | 71               | 3,563 gal |
| 72  | 72               | 3,563 gal |
| 73  | 73               | 3,563 gal |
| 74  | 74               | 3,563 gal |
| 75  | 75               | 3,563 gal |
| 76  | 76               | 3,563 gal |
| 77  | 77               | 3,563 gal |
| 78  | 78               | 3,563 gal |
| 79  | 79               | 3,563 gal |
| 80  | 80               | 3,563 gal |
| 81  | 81               | 3,563 gal |
| 82  | 82               | 3,563 gal |
| 83  | 83               | 3,563 gal |
| 84  | 84               | 3,563 gal |
| 85  | 85               | 3,563 gal |
| 86  | 86               | 3,563 gal |
| 87  | 87               | 3,563 gal |
| 88  | 88               | 3,563 gal |
| 89  | 89               | 3,563 gal |
| 90  | 90               | 3,563 gal |
| 91  | 91               | 3,563 gal |
| 92  | 92               | 3,563 gal |
| 93  | 93               | 3,563 gal |
| 94  | 94               | 3,563 gal |
| 95  | 95               | 3,563 gal |
| 96  | 96               | 3,563 gal |
| 97  | 97               | 3,563 gal |
| 98  | 98               | 3,563 gal |
| 99  | 99               | 3,563 gal |
| 100 | 100              | 3,563 gal |
| 101 | 101              | 3,563 gal |
| 102 | 102              | 3,563 gal |
| 103 | 103              | 3,563 gal |
| 104 | 104              | 3,563 gal |
| 105 | 105              | 3,563 gal |
| 106 | 106              | 3,563 gal |
| 107 | 107              | 3,563 gal |
| 108 | 108              | 3,563 gal |
| 109 | 109              | 3,563 gal |
| 110 | 110              | 3,563 gal |
| 111 | 111              | 3,563 gal |
| 112 | 112              | 3,563 gal |
| 113 | 113              | 3,563 gal |
| 114 | 114              | 3,563 gal |
| 115 | 115              | 3,563 gal |
| 116 |                  |           |

### Area Calculation

[illegible]

### Discussion