



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: _____

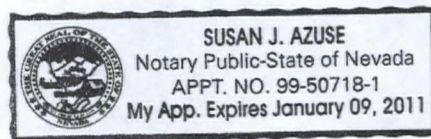
Signature of Property Owner: Martin Walrath

Print Name: Martin Walrath

Subscribed and sworn before me

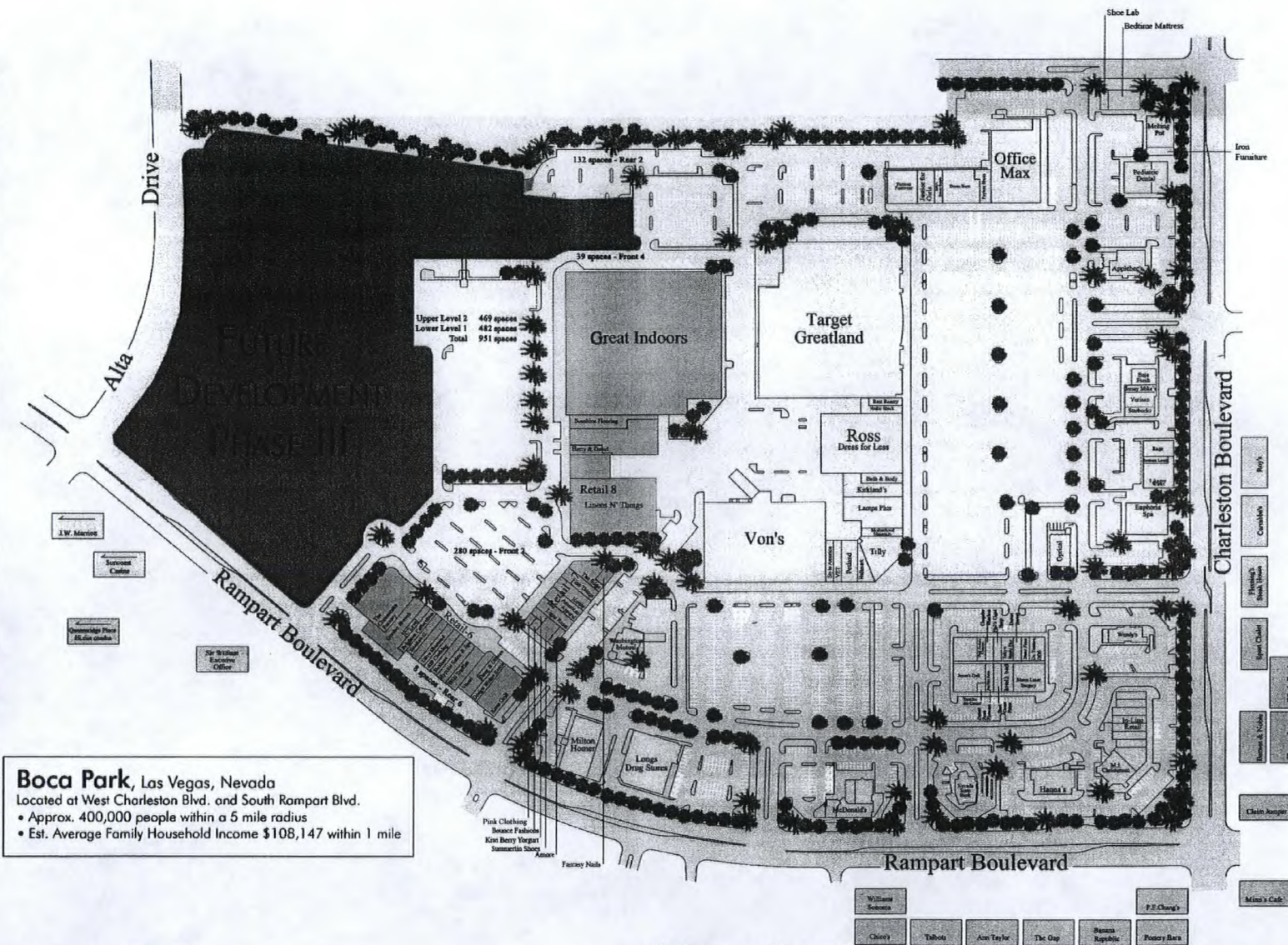
This 25th day of May, 2009

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



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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

SITE INFORMATION

ZONING

PD - Planned Development District

AREA (Approximate)

Net Area 1,823,760 sf

BUILDING AREA

	Retail Area	Common	Total Area
Retail Area - 1 Common	10,355 gsf	80 gsf	10,435 gsf
Retail Area - 2 Common	11,320 gsf	80 gsf	11,400 gsf
Retail Area - 3 Common	10,330 gsf	100 gsf	10,430 gsf
Retail Area - 4 Common	26,495 gsf	105 gsf	26,600 gsf
Retail Area - 5 Common	54,838 gsf	150 gsf	54,988 gsf
Retail Area - 6 Common	56,127 gsf	402 gsf	56,529 gsf
Retail Area - 7 Common	22,785 gsf	252 gsf	23,037 gsf
Retail Area - 8 Common	50,250 gsf	172 gsf	50,422 gsf
Retail Area - 9 Common	12,400 gsf	120 gsf	12,520 gsf
Retail Area - 10 Common	54,007 gsf	258 gsf	54,265 gsf
Retail Area - 11 Common	65,960 gsf	680 gsf	66,640 gsf
Great Indoors	139,320 gsf		139,320 gsf

Total Retail Area 514,187 gsf

Total Common Area 2,399 gsf

Total Building Area 516,586 gsf

FAR (net 1,823,760 sf) 0.283

Office Areas Office 12 (3 stories) 108,000 gsf

Storage Areas Storage 12 (lower level) 7,250 gsf

Storage Building 8 9,828 gsf

Total Office/Storage Area 125,078 gsf

Total Building Area 641,664 gsf

FAR (net 1,823,760 sf) 0.352

PARKING REQUIREMENTS

Anchor Required: 1 per 750 of Public 110,000/250 = 440

1 per 2000 of Retail 29,520/2000 = 12

452

Retail Required: 1 per 520 of 352,260/520 = 1,410

Restaurant Required: 1 per 30 of Public 16,000/30 = 520

1 per 300 of Service 9,000/300 = 30

45

Office Required: 1 per 300 of 108,000/300 = 360

Storage Required: 1 per 1000 of 17,078/1000 = 18

Total Parking Required: 2,605

Parking Provided: From of Center (1-4) 645

Upper Deck 469

Lower Deck 482

Parking Garage (3 story) 582

Parking Office Basement 64

Road of Center (1-4) 397

Total Provided: 2,639

Parking Ratio: 4.1 per 1000 1 per 245 sf

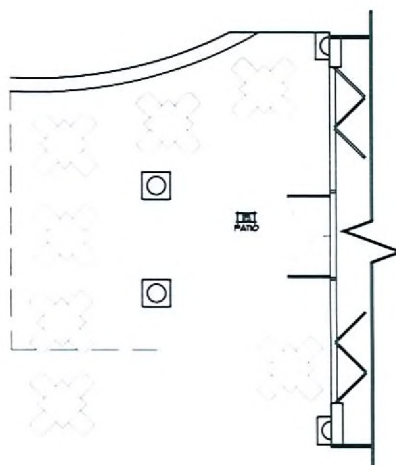
MASTER SITE PLAN

BOCA PARK
 LAS VEGAS, NEVADA

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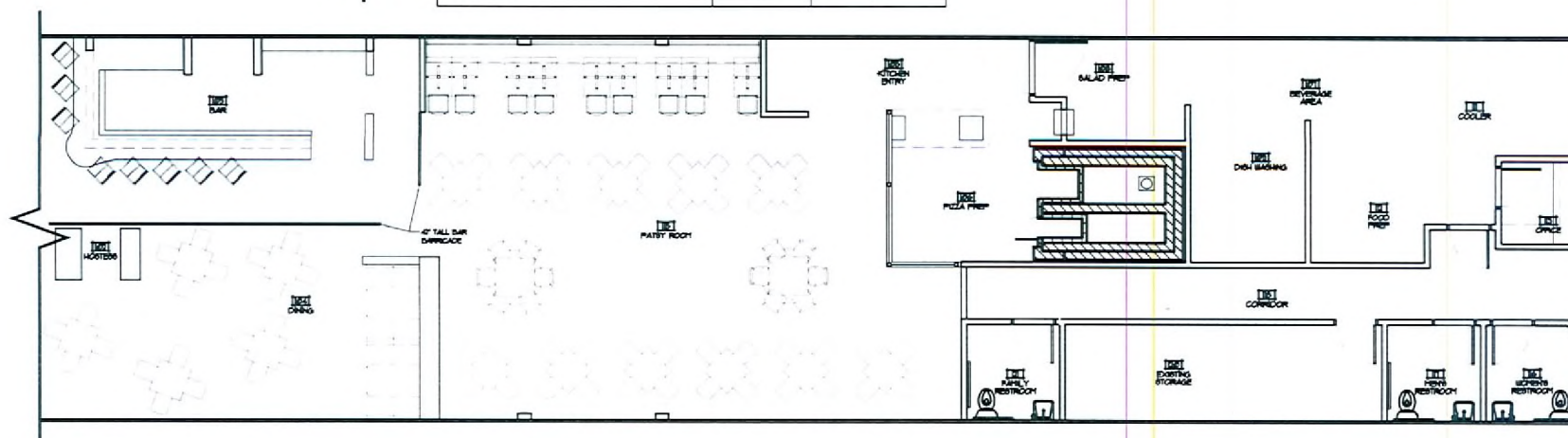


SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	12	24
FOUR PERSON TABLE	11	44
SIX PERSON TABLE	2	12
FOUR PERSON HIGH TOP	5	20
FOUR PERSON BOOTH	2	8
COMMUNITY HIGH TOP	0	0
BAR STOOLS		8
TOTALS	32	116

PATIO SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	3	6
FOUR PERSON TABLE	1	28
SIX PERSON TABLE	0	0
BAR STOOLS		0
TOTALS	10	34

AREA CALCULATIONS	
DESCRIPTION	QUANTITY
DINING AREA	1810 S.F.
BAR SERVICE AREA	187 S.F.
KITCHEN AREA	1114 S.F.
RESTROOMS	159 S.F.
PATIO	651 S.F.
TOTAL LEASE AREA	3658 S.F.

SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
INSIDE DINING	32	116
PATIO DINING	10	34
TOTALS	42	150



1 NOTED FLOOR PLAN
SCALE 1/4" = 1'-0"

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

A102

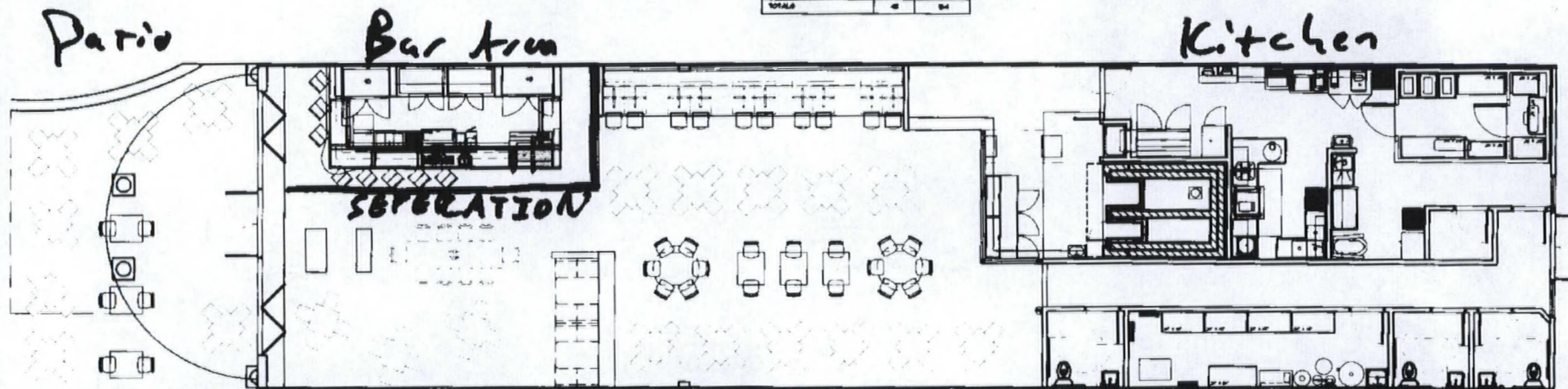
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SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	5	10
FOUR PERSON TABLE	1	4
SIX PERSON TABLE	1	6
FOUR PERSON HIGH TOP	3	0
FOUR PERSON BROWN	2	0
CORNER HIGH TOP	1	0
BAR STOOLS	0	0
TOTALS	13	20

PATIO SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	3	6
FOUR PERSON TABLE	1	4
SIX PERSON TABLE	0	0
BAR STOOLS	0	0
TOTALS	4	10

SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
INDOOR DINING	13	20
PATIO DINING	4	10
TOTALS	17	30

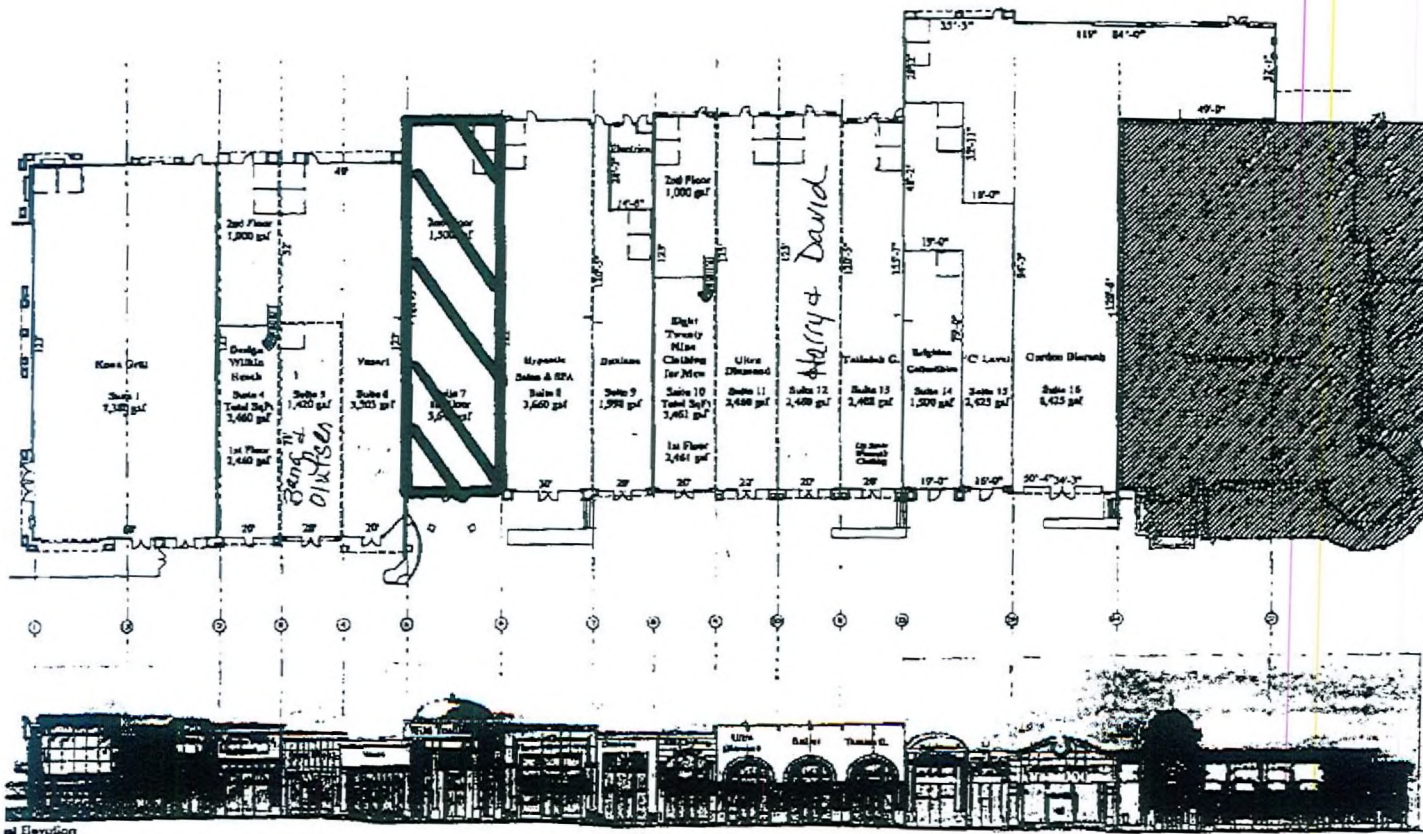


3,646 sq. ft.

Bathrooms

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Area Calculation

Suite	Description	Area (sq. ft.)
Suite 1	Kitchen	7,380
Suite 2	Dining Room	2,400
Suite 3	Living Room	1,420
Suite 4	Reception	1,420
Suite 5	Waiting	1,420
Suite 6	Waiting	1,420
Suite 7	Waiting	1,420
Suite 8	Waiting	1,420
Suite 9	Waiting	1,420
Suite 10	Waiting	1,420
Suite 11	Waiting	1,420
Suite 12	Waiting	1,420
Suite 13	Waiting	1,420
Suite 14	Waiting	1,420
Suite 15	Waiting	1,420
Suite 16	Waiting	1,420
Common	Common	9,850
Garage	Garage	4,000
Total		58,432

Leasing Plan

Project # 100185.2 Area 28, 2006



BUILDING SIX
BOCA PARK
Las Vegas, Nevada



SUP-35154
SUPPLEMENTAL
08/27/09 PC

JUL 24 2009