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 28th day of May, 2009

Susan J. Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

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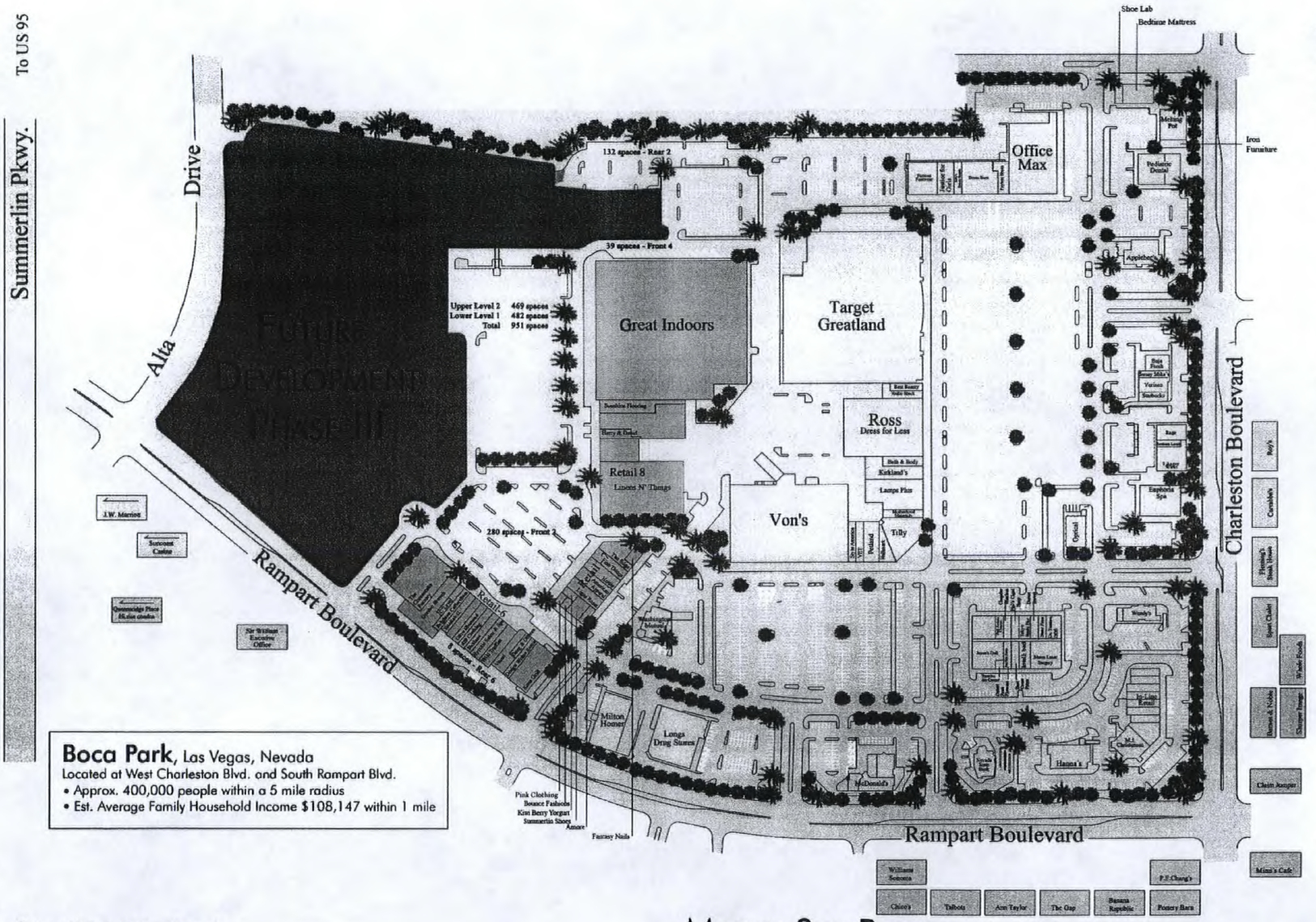

Boca Park, Las Vegas, Nevada
Located at West Charleston Blvd. and South Rampart Blvd.
- Approx. 400,000 people within a 5 mile radius
- Est. Average Family Household Income $108,147 within 1 mile

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 250 sf Public	110,000/250 =	440
	1 per 2500 sf W/H	29,320/2500 =	12
			452
Retail Required:	1 per 250 sf	352,266/250 =	1,410
Restaurant Required:	1 per 50 sf Public	16,000/50 =	320
	1 per 200 sf Service	9,000/200 =	45
			365
Office Required:	1 per 300 sf	108,000/300 =	360
Storage Required:	1 per 1000 sf	17,078/1000 =	18
Total Parking Required:			2,605

Parking Provided:	Front of Center (1-4)	645
	Upper Deck	469
	Lower Deck	482
	Parking Garage (3 story)	582
	Parking Office Basement	64
	Rear of Center (1-6)	397
Total Provided:		2,639

Parking Ratio: 4.1 per 1000 1 per 245 sf

North

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This Drawing is Conceptual in Nature and no Guarantee of its accuracy is implied. The Owner/Architect Reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Size and Architectural Features are Conceptual and subject to Change.

MASTER SITE PLAN

PROJECT NO. 100185.2 MAY 7, 2007

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

BOCA PARK
LAS VEGAS, NEVADA

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

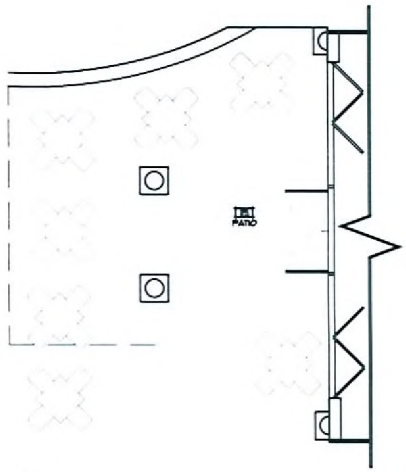
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	3	6
FOUR PERSON TABLE	7	28
SIX PERSON TABLE	0	0
BAR STOOLS		0
TOTALS	10	34

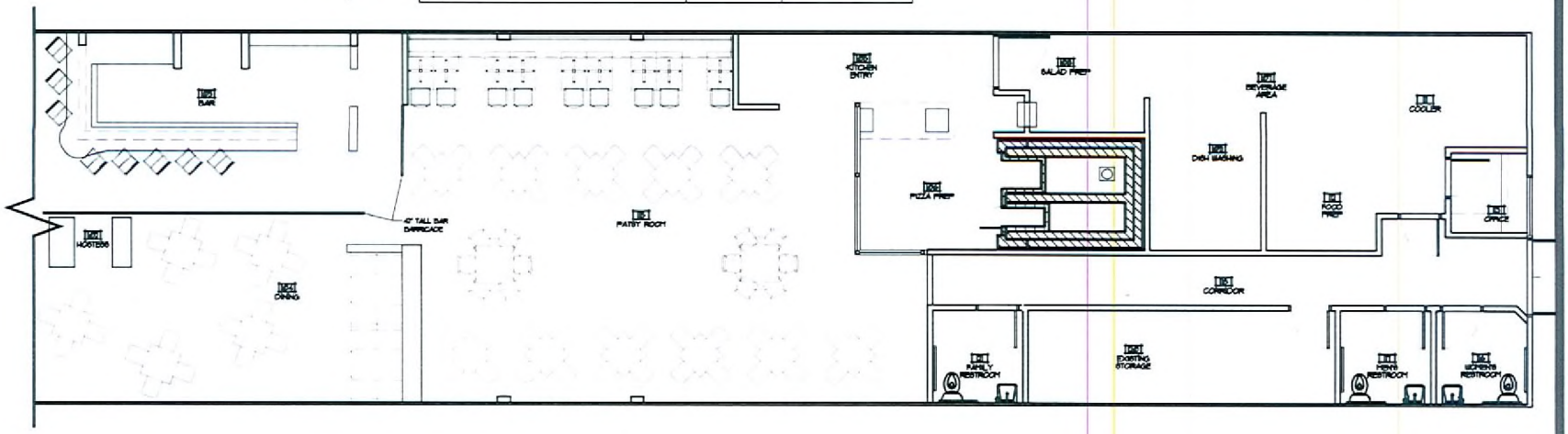
AREA CALCULATIONS

DESCRIPTION	QUANTITY
DINING AREA	1810 S.F.
BAR SERVICE AREA	187 S.F.
KITCHEN AREA	1114 S.F.
RESTROOMS	159 S.F.
PATIO	657 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

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

NOTED FLOOR PLAN

A102

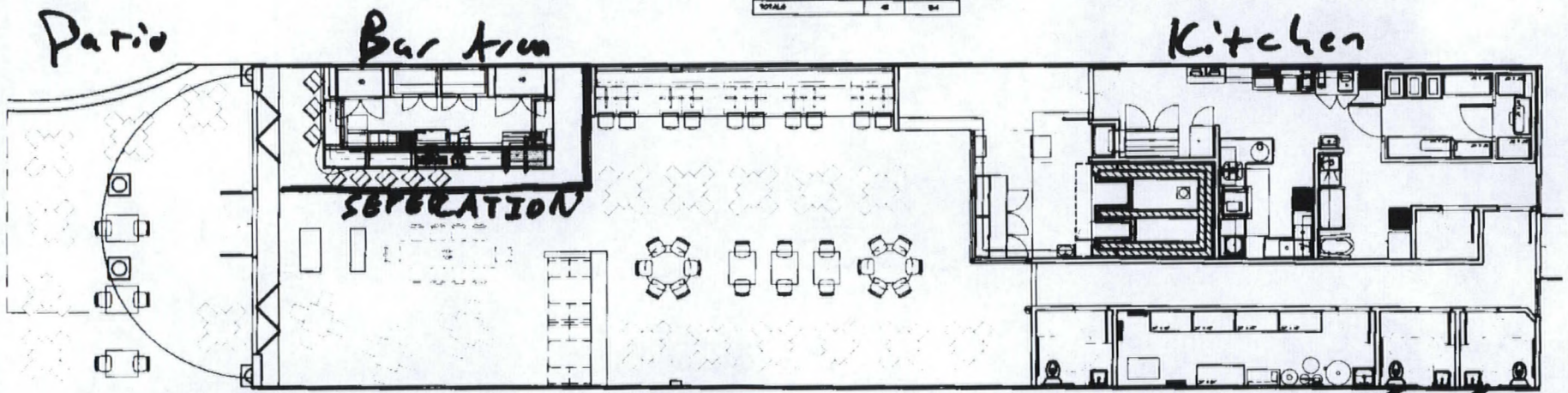
SUP-35154
REVISED
08/27/09 PC

JUL 24 2009

SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	9	18
FOUR PERSON TABLE	11	44
SIX PERSON TABLE	1	6
FOUR PERSON HIGH TOP	2	8
FOUR PERSON BOOTH	2	8
COMMUNITY HIGH TOP	1	10
BAR STOOLS		6
TOTALS	32	100

PATIO SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
TWO PERSON TABLE	3	6
FOUR PERSON TABLE	7	28
SIX PERSON TABLE	4	24
BAR STOOLS		6
TOTALS	14	34

SEATING CAPACITY		
DESCRIPTION	QTY.	SEATING
INSIDE DINING	32	100
PATIO DINING	14	34
TOTALS	46	134



3,646 sq. ft.

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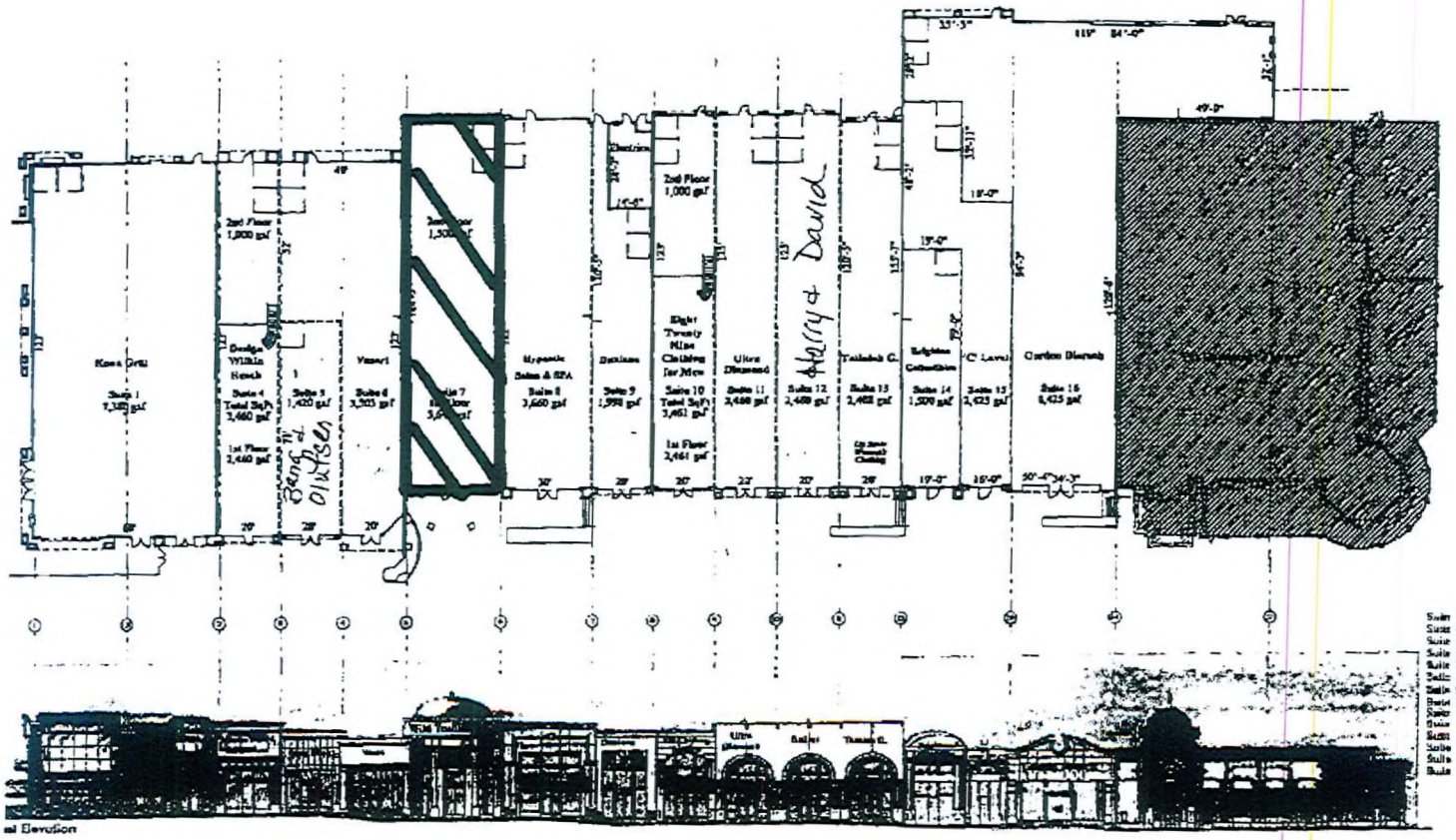

al Elevation

Leasing Plan

PROJECT # 100185.2 APRIL 28, 2006

555 TRIPLE FIVE LLC.

BUILDING SIX
BOCA PARK
Las Vegas, Nevada

Pardee

SUP-35154
SUPPLEMENTAL
08/27/09 PC

JUL 24 2009