



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35509** APN: 138-32-312-008 (730 S. Rampart Blvd.)

Name of Property Owner: Boca Fashion Village, L.L.C.

Name of Applicant: Total Wine & More

Name of Representative: Kolesar & Leatham, Chtd. - Attn: Benjamin J. Volmer, 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:

Martin Walrath

Print Name:

Martin Walrath

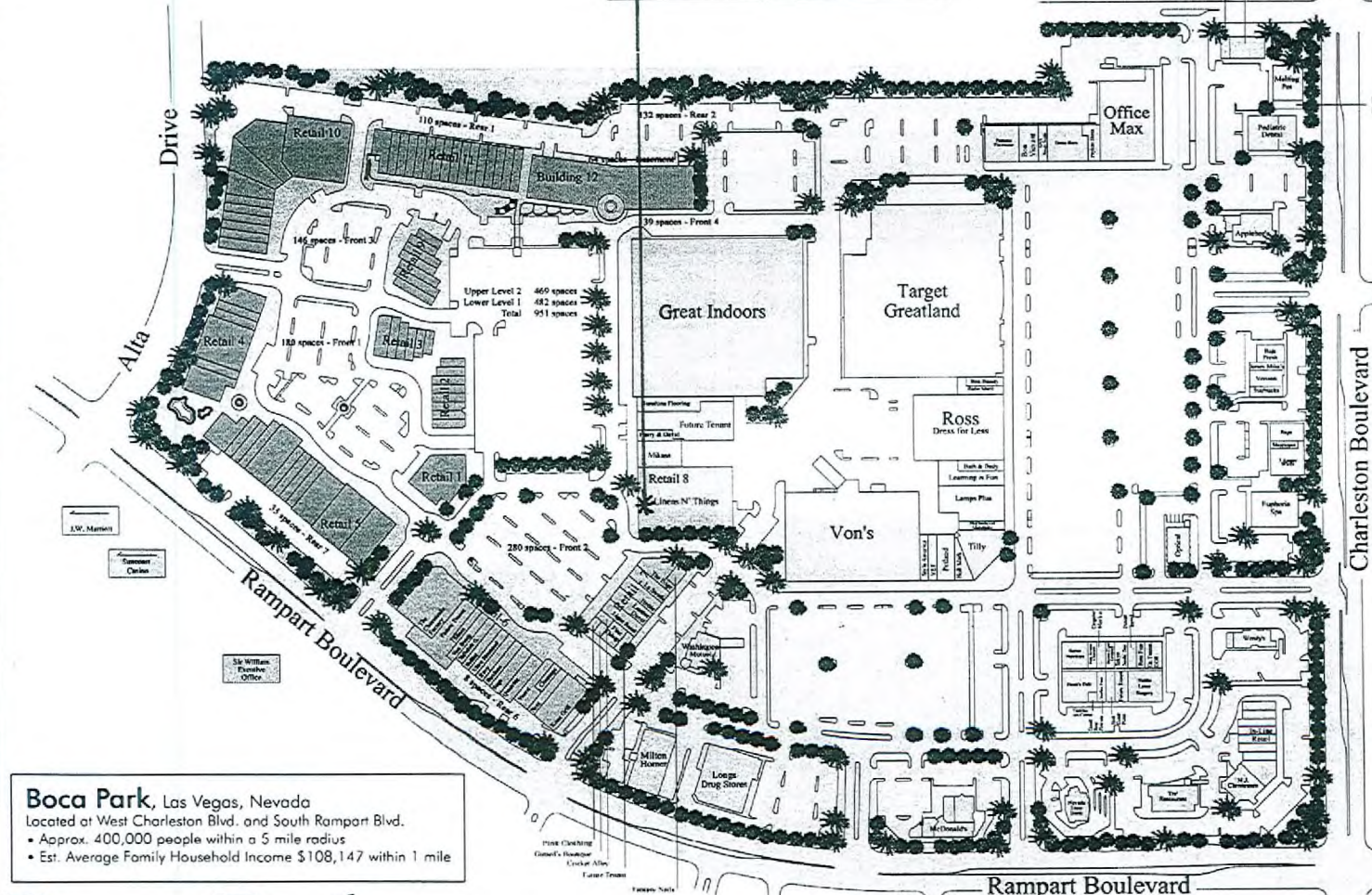
Subscribed and sworn before me

This 29th day of July, 2009

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



Total Wine & More  
@ 730 S. Rampart Blvd.



**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

## 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  | 80 gsf      |
| Retail Area - 2  | 11,320 gsf  | 80 gsf      |
| Retail Area - 3  | 10,310 gsf  | 100 gsf     |
| Retail Area - 4  | 26,495 gsf  | 105 gsf     |
| Retail Area - 5  | 54,838 gsf  | 150 gsf     |
| Retail Area - 6  | 56,127 gsf  | 402 gsf     |
| Retail Area - 7  | 22,785 gsf  | 252 gsf     |
| Retail Area - 8  | 50,250 gsf  | 172 gsf     |
| Retail Area - 9  | 12,400 gsf  | 120 gsf     |
| Retail Area - 10 | 54,007 gsf  | 258 gsf     |
| Retail Area - 11 | 65,960 gsf  | 680 gsf     |
| Great Indoors    | 139,320 gsf | 139,320 gsf |

|                   |             |
|-------------------|-------------|
| Total Retail Area | 514,187 gsf |
| Total Common Area | 2,394 gsf   |

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

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

|                           |                          |             |
|---------------------------|--------------------------|-------------|
| Office Areas              | Office 12 (13 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 240 of Public  | 110,000/240 = 460   |
|                      | 1 per 240 of Retail  | 29,320/240 = 122    |
| Retail Required:     | 1 per 240 of         | 382,264/240 = 1,410 |
| Restaurant Required: | 1 per 18 of Public   | 16,000/18 = 320     |
|                      | 1 per 200 of Service | 19,000/200 = 95     |
| Office Required:     | 1 per 300 of         | 108,000/300 = 360   |
| Storage Required:    | 1 per 1000 of        | 17,070/1000 = 18    |

|                         |       |
|-------------------------|-------|
| Total Parking Required: | 2,605 |
|-------------------------|-------|

|                   |                            |     |
|-------------------|----------------------------|-----|
| Parking Provided: | Front of Center (1-4)      | 645 |
|                   | Upper Deck                 | 469 |
|                   | Lower Level                | 482 |
|                   | Parking Garage (5 stories) | 382 |
|                   | Parking Office Basement    | 64  |
|                   | Rear of Center (1-4)       | 397 |

|                 |       |
|-----------------|-------|
| Total Provided: | 2,639 |
|-----------------|-------|

|                |              |              |
|----------------|--------------|--------------|
| Parking Ratio: | 4.1 per 1000 | 1 per 245 of |
|----------------|--------------|--------------|



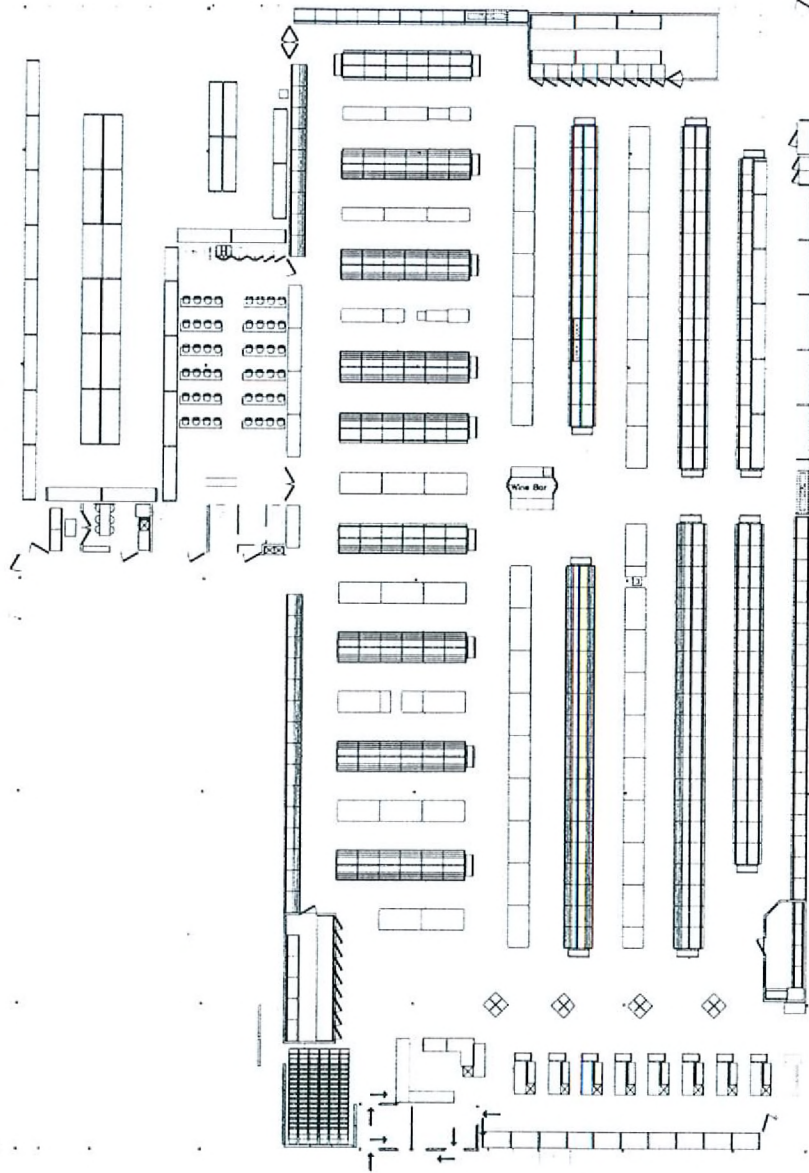
**Perlman**

PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.960.0801 FAX 702.922.3220

Date: November 1, 2004  
Project Number: 100055

**SUP-35509** RECEIVED  
**09/24/09 PC** AUG 06 2009

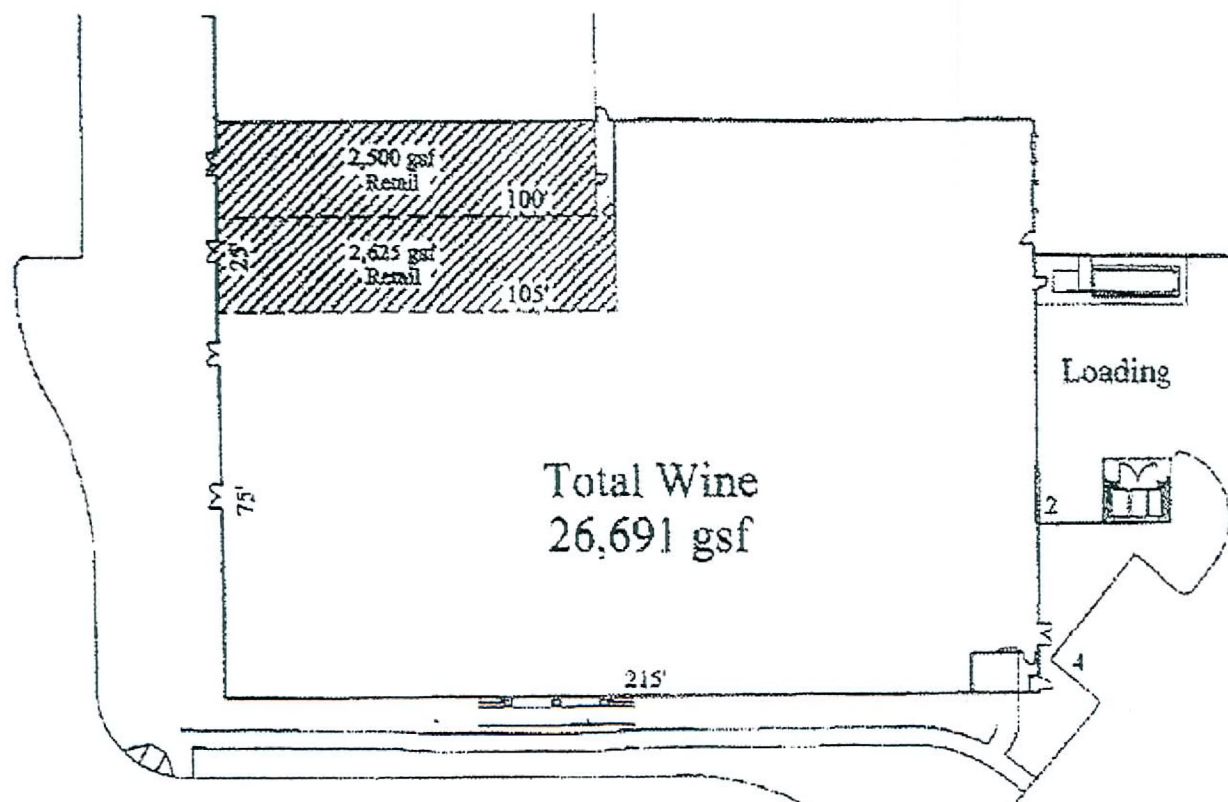
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