



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 740 S. Rampart Blvd., Suites 8-11, Las Vegas, Nevada 89145

Project Name Ciao Vino Proposed Use Restaurant with full alcohol on-premise, and outdoor dining

Assessor's Parcel #(s) 1382312005 Ward # 2

General Plan: Existing X Proposed \_\_\_\_\_ Zoning: Existing PD Proposed \_\_\_\_\_

Additional Information \_\_\_\_\_

Property Owner HUKL FVBP Owner, LLC Contact Kevin M. Seltzer  
 Address 9770 W. Flamingo Rd, Suite 250 City Las Vegas State NV Zip 89147  
 E-mail kevin.seltzer@hukl.com Phone 702-817-2413

Applicant HUKL Sunny LV, LLC Contact Kevin M. Seltzer  
 Address 9770 W. Flamingo Rd, Suite 250 City Las Vegas State NV Zip 89147  
 E-mail kevin.seltzer@hukl.com Phone 702-817-2413

Representative Saltzman Mугan Dushoff, PLLC Contact Ryan N. Saxe, Esq.  
 Address 1835 Village Center Circle City Las Vegas State NV Zip 89134  
 E-mail rsaxe@nvbusinesslaw.com Phone 702-405-8500

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) \_\_\_\_\_

Partner(s) \_\_\_\_\_

\* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.  
 \* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Kevin Seltzer  
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

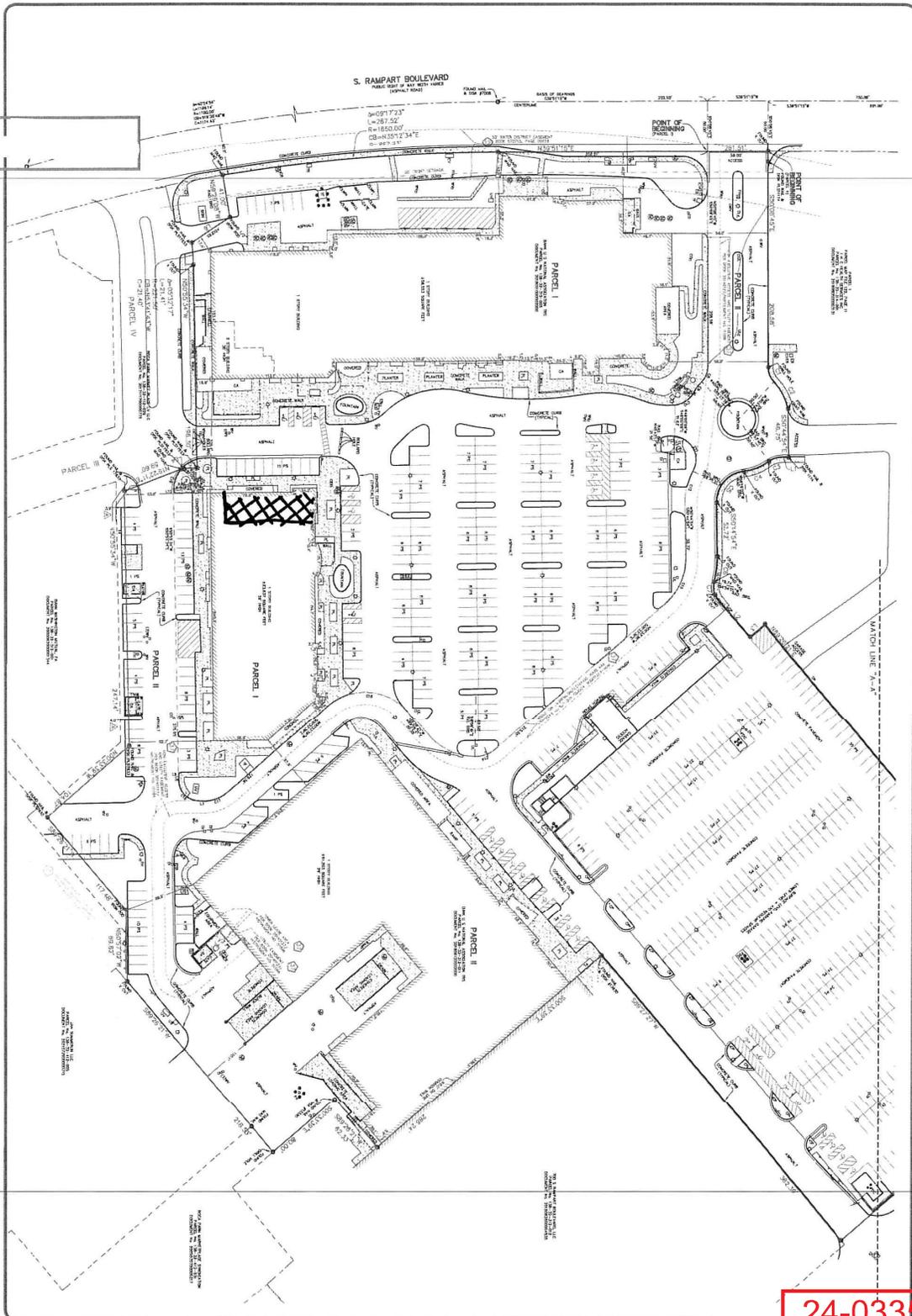
Print Name Kevin M. Seltzer  
State of Nevada, County of Clark  
 Subscribed and sworn before me

This 24 day of June, 2024

Susan Wilson  
 Notary Public in and for said County and State



Site Plan



24-0335  
06/25/2024

COORDINATED BY:  
**OLD REPUBLIC**  
 Preston Park Financial Center East  
 4965 Preston Park Blvd SUITE 20E  
 Plano, TX 75093  
 P: (972) 943-5300 F: (972) 943-5339

NO.	DATE	REVISION	BY
1.	4/08/22	CLIENT COMMENTS	DMD
2.			
3.			
4.			
5.			
6.			
7.			

DRAWN BY: ER/R CHECKED BY: VWS  
 DESIGNED BY  
**REPUBLIC NATIONAL**  
 400 NEELES TRAIL  
 DALLAS, TEXAS 75279  
 PHONE: (410) 963-0200 FAX: (410) 963-0208

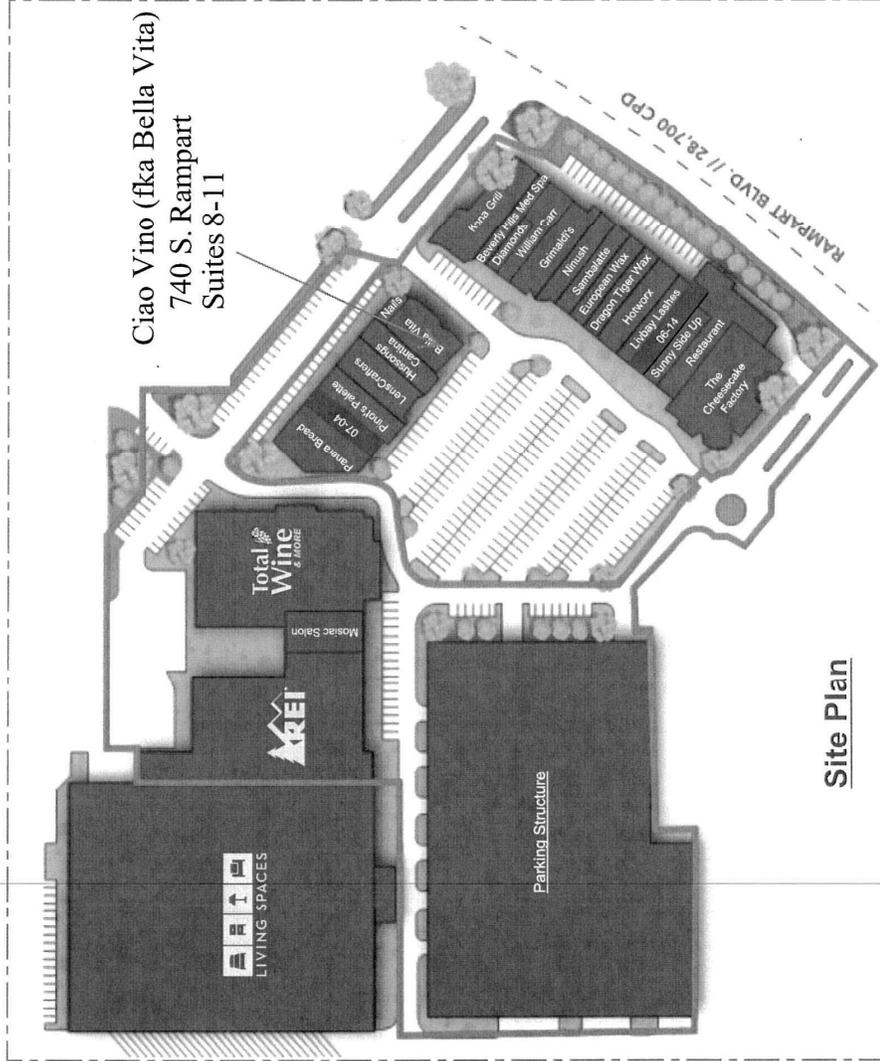
PROJECT NUMBER  
01-2200933-01N

SHEET  
2 OF 4





# FASHION VILLAGE AT BOCA PARK

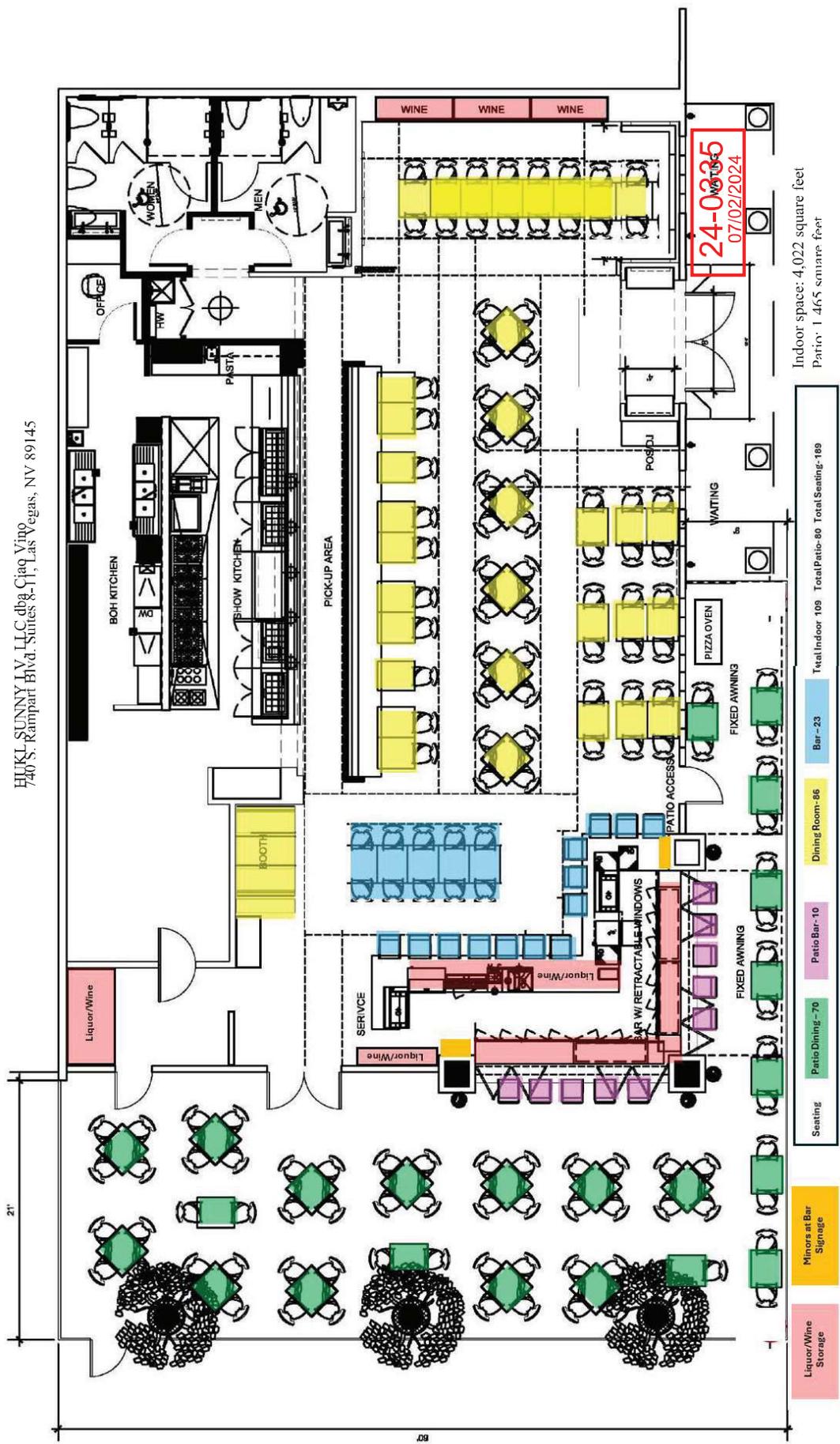


Site Plan

Suite	Tenant	Sq. Ft.
08-110B	REI Inc.	28,195
08-110	Mosaic Salon	5,000
08-150	Total Wine & More	26,691
07-1-1	Panera Bread	5,047
07-04	AVAILABLE	3,000
07-05	Pinot's Palette	3,102
07-06	LensCrafters	3,380
07-07	Hussong's Cantina	3,250
08-8-11	Bella Vita	4,000
07-13	Fantasy Nails	1,000
06-1-3	Kona Grill	7,380
06-04	Beverly Hills Med Spa	2,460
06-05	The Diamond Store	1,855
06-06	William Carr Gallery	3,068
06-07	Grimaldi's Brick Oven Pizza	3,646
06-08	Ninush	3,660
06-09	Sambalatte	1,853
06-10	European Wax Center	2,461
06-11	Dragon Tiger Noodle Co.	2,460
06-12	Hotworx	2,460
06-13	Livbay Lashes	2,408
06-14	AVAILABLE	1,698
06-15	Sunny Side Up	1,909
06-16	Restaurant	7,738
06-17	The Cheesecake Factory	9,850

24-0335  
06/25/2024

HUKI SUNNY I.V. LLC dba Ciao Vino  
 740 S. Rampart Blvd. Ste 101, Las Vegas, NV 89145



24-0335  
 07/02/2024

Indoor space: 4,022 square feet  
 Patio: 1,465 square feet