

Comments



Separator Sheet

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development

From: Steve Gebeke

Phone: (702) 229-5410 Fax: (702) 385-7268

CC: Land Development Civil Plan Ref. # 25813

Date: 12/10/07 1st Review

Re: Moon Valley Nurseries (SDR-12175, SUP-12177, RQRs-23798, 23802)

STATUS:

☒ Cond. Appr.

☐ Denied

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Add a Planning signature line on the cover sheet that states: "Doug Rankin, AICP, Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
2. The submitted civil improvement plans do not completely address the Town Center streetscape and Multi-Use Trail improvements that are required along Tule Springs Road. Tule Springs Road is designated as a Town Center Arterial by the Town Center Development Standards (TCDS) Manual. The Las Vegas Master Plan, Transportation Element requires a Multi-Use Transportation Trail along the west side of Tule Springs Road. As a result, there is a requirement for a trail corridor consisting of a 5'-0" Transition Strip/Amenity Zone, a 10'-0" Transportation Trail Path and a 5'-0" Private Landscape Corridor (see Exhibit 1 for a Multi-Use Transportation Trail—sheet D1). Landscaping shall meet the requirements for an Arterial streetscape (see TCDS, section E.1.C); i.e. within the amenity zone (5'-0" immediately back of curb), trees shall be installed at 35' o.c. in an alternating pattern of one shade tree (Rio Grande Ash @ 36" box size) and two palm trees (Mexican Fan Palm @ 20' BTH), with decomposed granite (Mojave Gold) to cover the ground plane. In addition, ground cover consisting of one third, five 5-gallon plant material shall be planted to reach 75% coverage within three years. Special Pavement and Sidewalk Treatments shall be required, per TCDS, section C.2.C., and figure 14 (see sheet C17). Within the 20'-0" trail corridor, there shall be no above ground utility installations in excess of 27 cubic feet in size. An encroachment agreement, including a technical landscape plan (see attached submittal requirements), is required for all landscaping located within the public ROW.
3. As part of the approval for SDR-12175, a Waiver to the Town Center standards was approved to allow only 6'-0" of perimeter landscaping where 15'-0" is required. Revise all applicable sheets and section details (sections A and B on sheet D1) to depict the minimum required landscape buffer by extending the Private Landscape Strip required for the Multi-Use Transportation Trail to 6'-0" in width.
4. Add sections/details for both the Multi-Use Transportation Trail and the Amenity Zone and Sidewalk Treatments to sheet D1 (attached).
5. Revise Construction Note 12 on the Grading Plan and sections A and B on sheet D1 to indicate an 8'-0" wrought-iron fence "with pilasters, per Architectural plans."
6. *Civil plan redlines must be returned with mylars for planning signature.*

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits, including civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.



July 28, 2006

E. Nelson
P.O. Box 1688
Las Vegas, Nevada 89125

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-12175 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 12, 2006
RELATED TO SUP-12177

Dear Applicant:

The City Council at a regular meeting held July 12, 2006 APPROVED the request for a Site Development Plan Review FOR AN EXISTING OUTDOOR STORAGE/SALES YARD on 5.22 acres at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-003 and 007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006. This approval is subject to:

Planning and Development

1. This approval shall be subject to a one-year required review, in order for the applicant to demonstrate compliance with the conditions of approval for this site.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/26/06, except as amended by conditions herein.
3. Garden tools, supplies, and fertilizer and non - living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
4. Perimeter walls consisting of wrought iron panels with pilasters shall be constructed around the perimeter of the site by the applicant.
5. No temporary construction dumpsters nor storage containers shall be allowed on site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



6. A Waiver from Town Center Landscape Standards is hereby approved, to allow six feet of perimeter landscape area where 15 feet is required, to allow no trees in the parking area where 14 are required, and to allow two percent of open space where 20% is required.
7. No banners or temporary signs shall be placed on any perimeter walls or fences.
8. The applicant shall apply for a City of Las Vegas Business License within ten (10) days from the date of final approval of this decision.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct half-street improvements on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition within 24 months of City Council approval. Appropriate plan submittals and permits shall be approved and obtained as required by Clark County and/or the Nevada Department of Transportation for any work within those jurisdictions. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
Extend all

E. Nelson
SDR-12175 – Page Three
July 28, 2006

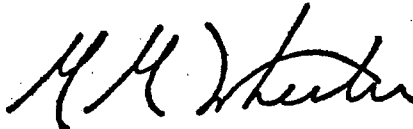
required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Provide a copy of a recorded Joint Access Agreement between all four parcels that comprise Moon Valley Nursery prior to the issuance of any permits.
17. The proposed driveway accessing Tule Springs Road through the adjacent property to the north (Assessor's Parcel Number 125-17-802-005) should be designed, located and constructed in accordance with Standard Drawing #222A and shall be approved by the Nevada Department of Transportation and/or Clark County.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



Margo Wheeler
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Mark Nusall
Moon Valley Nursery
18047 North Tatum Boulevard
Phoenix, Arizona 85032

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

June 20, 2006

CORRECTED LETTER

E. Nelson
PO Box 1688
Las Vegas, Nevada 89125

RE: SDR-12175 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review FOR AN EXISTING OUTDOOR STORAGE/SALES YARD on 5.22 acres at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-003 and 007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on May 25, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. This approval shall be subject to a one-year required review, in order for the applicant to demonstrate compliance with the conditions of approval for this site.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/26/06, except as amended by conditions herein.
3. Garden tools, supplies, and fertilizer and non - living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
4. Perimeter walls consisting of wrought iron panels with pilasters shall be constructed around the perimeter of the site by the applicant.
5. No temporary construction dumpsters nor storage containers shall be allowed on site.
6. A Waiver from Town Center Landscape Standards is hereby approved, to allow six feet of perimeter landscape area where 15 feet is required, to allow no trees in the parking area where 14 are required, and to allow two percent of open space where 20% is required.
7. The existing billboards on this parcel must be removed within 90 days of City Council approval.
8. No banners or temporary signs shall be placed on any perimeter walls or fences.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



E. Nelson

SDR-12175 - Page Two - ***CORRECTED LETTER***

June 20, 2006

9. The applicant shall apply for a City of Las Vegas Business License within ten (10) days from the date of final approval of this decision.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Construct half-street improvements on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition within 24 months of City Council approval. Appropriate plan submittals and permits shall be approved and obtained as required by Clark County and/or the Nevada Department of Transportation for any work within those jurisdictions. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

E. Nelson
SDR-12175 - Page Two - **CORRECTED LETTER**
June 20, 2006

17. Provide a copy of a recorded Joint Access Agreement between all four parcels that comprise Moon Valley Nursery prior to the issuance of any permits.
18. The proposed driveway accessing Tule Springs Road through the adjacent property to the north (Assessor's Parcel Number 125-17-802-005) should be designed, located and constructed in accordance with Standard Drawing #222A and shall be approved by the Nevada Department of Transportation and/or Clark County.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This item will be considered by the City Council on **July 12, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

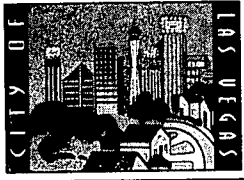
Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Mark Nusall
Moon Valley Nursery
18047 North Tatum Boulevard
Phoenix, Arizona 85032

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

May 26, 2006

E. Nelson
PO Box 1688
Las Vegas, Nevada 89125

RE: SDR-12175 - SITE DEVELOPMENT PLAN REVIEW

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The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

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8. No barriers on temporary signs shall be placed on any perimeter walls or fences.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
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City Manager
Douglas A. Selby



9. The applicant shall apply for a City of Las Vegas Business License within ten (10) days from the date of final approval of this decision.
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E. Nelson
SDR-12175 - Page Two
May 26, 2006

17. Provide a copy of a recorded Joint Access Agreement between all four parcels that comprise Moon Valley Nursery prior to the issuance of any permits.
18. The proposed driveway accessing Tule Springs Road through the adjacent property to the north (Assessor's Parcel Number 125-17-802-005) should be designed, located and constructed in accordance with Standard Drawing #222A and shall be approved by the Nevada Department of Transportation and/or Clark County.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
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This item will be considered by the City Council on *July 12, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Mark Nusall
Moon Valley Nursery
18047 North Tatum Boulevard
Phoenix, Arizona 85032

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: May 25, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

SDR-12175

Appaloosa Canyon Quarterhorse Falls HOA

Briar Hill Park HOA

Carriage Park Community Association

Cimarron Springs HOA

Eagle Heights at Elkhorn Springs HOA

Elkhorn Springs Community Association

Lone Mountain Citizens Advisory Council

Meadows at Elkhorn Springs HOA

Northern Lights at Elkhorn Springs HOA

San Marino Circle HOA

Timberlake HOA

Tule Springs Community Association

Wildflower II HOA

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Current Planning 229-6301

www.lasvegasnevada.gov

May 12, 2006

E. Nelson
PO Box 1688
Las Vegas, Nevada 89125

RE: SDR-12175 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Please be advised the City Planning Commission at its regular meeting on *May 25, 2006* has referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Mark Nusall
Moon Valley Nursery
18047 North Tatum Boulevard
Phoenix, Arizona 85032

Mayor
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Douglas A. Selby



PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

May 3, 2006

Stan Olsen
Metropolitan Police Department
Intergovernmental Services
400 Stewart Ave.
7th Floor
Las Vegas, NV 89101

Re: Development Impact Notice and Assessment (DINA)
Project of Regional Significance

Project Title: Tree growing yard
Application #: SUP-12177; SDR-12175
APN #: (125-17-802-003 and 007)

Dear Mr. Olsen,

Pursuant to 1999 Statutes of Nevada, Chapter 481, and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that the project in reference is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan, and your Agency may be affected by the proposal.

It is the responsibility of the affected Agency to determine whether the proposed project would have a negative impact on the level of services it provides and if any mitigation measures to reduce the impacts of the project are necessary.

Therefore, as an affected Agency, this Environmental Impact Assessment referral is being forwarded for your review of potential negative impacts and to request your comments. Such comments may propose suggestions for mitigation measures to reduce any such negative impacts.

Comments must be submitted to the Department no later than May 18, 2006.

Please have comments forwarded to Agenda Technician Carman Burney.

Sincerely,

Gary Leobold
Planning Supervisor
gleobold@lasvegasnevada.gov
(702) 229-4851

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Significant Law Enforcement Issue

#7428

Enclosures:

1. Environmental Impact Assessment Report (SUP-12177; SDR-12175)
2. Location Map
3. Project Plans

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



RECEIVED

MAY 11 2006

May 5, 2006

Mr. Gary Leobold
City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

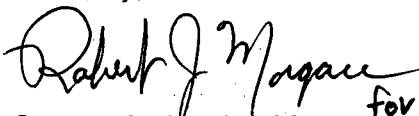
Dear Mr. Leobold:

SUBJECT: SUP-12177 AND SDR-12175 – TREE GROWING YARD
A.P.N. 125-17-802-003, 007 (125-17-802-009, 011)

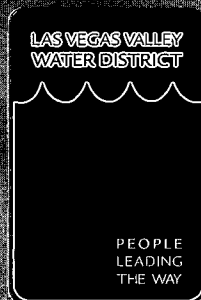
The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

If you have any questions, please contact Mr. Gary Lange at 258-3164.

Sincerely,


George A. Jacoby, Manager
Engineering Services Division

GAJ/GL/kj



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekk, Survey (FM, PM, & A's only)
Date: April 21, 2006
Re: **SDR-12175 Revised** Moon Valley Nursery NWC U.S. 95 & Tule Springs Rd.
Request for a Site Development Plan Review for a tree growing yard

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Dedicate 50-feet of right-of-way for Elkhorn Road adjacent to this site prior to the issuance of any permits.
2. Construct half-street improvements including appropriate overpaving on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining two parcels to the north prior to the issuance of any permits.
4. The proposed driveway accessing Tule Springs Road through the adjacent property to the north should be designed, located and constructed in accordance with Standard Drawing #222A.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Carman Burney

From: John Day
Sent: Tuesday, May 09, 2006 9:57 AM
To: Carman Burney
Subject: DINA for SUP-12177; SDR-12175

With respect to wastewater, this project will not have a significant impact on the collection system.

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: April 21, 2006
Re: **SDR-12175** Moon Valley Nursery NWC U.S. 95 & Tule Springs Rd.
Request for a Site Development Plan Review for a tree growing yard

CONDITIONS OF APPROVAL:

1. Dedicate 50-feet of right-of-way for Elkhorn Road adjacent to this site prior to the issuance of any permits.
2. Construct half-street improvements including appropriate overpaving on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
3. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining two parcels to the north prior to the issuance of any permits.
4. The proposed driveway accessing Tule Springs Road through the adjacent property to the north should be designed, located and constructed in accordance with Standard Drawing #222A.
5. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-12175

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

SDPR
03/30/2006



600 S. Grand Central Parkway, Suite 350 • Las Vegas, Nevada 89106-4512 • 702-676-1500 • Fax: 702-676-1518

RECEIVED

JUN 07 2006

Jacob L. Snow,
General Manager

May 30, 2006

Gary Leobold, Planning Supervisor
Development Services Center
City of Las Vegas Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Carman Burney, Agenda Technician

**DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF
REGIONAL SIGNIFICANCE**

Dear Mr. Leobold:

We have reviewed the following DINAs:

<i>Project Title</i>	<i>Application #</i>	<i>APN#</i>
The Great Mall of Las Vegas	MOD-11449; SUP-11444; SDR-10126	125-20-201-001; 125-20-601-003 & -005; 125-20-603-001 thru - 004; 125-20-602-002, -003, -005 thru -008
Tree growing yard	SUP-12177; SDR-12175	125-17-802-003 & -007

RTC staff recommends that The Great Mall of Las Vegas project be designed to include a pedestrian containment system to direct pedestrians from the project to safe crossing and external circulation locations. Sidewalks should be provided along Grand Montecito Parkway, Deer Springs Way and Frontage Road. The recommended design of a sidewalk is a continuous pathway unobstructed by such things as landscaping. Sidewalk design must be compliant with ADA requirements and other design standards adopted by Clark County and the RTC as detailed in the Clark County Uniform Standard Drawings for Public Works' Construction Off-Site Improvements.

Finally, it is recommended that The Great Mall of Las Vegas project include a bus pull out designed as part of a right-turn lane entry on Deer Springs Way east of the entrance to the project and on Grand Montecito Parkway south of the middle entrance to the project. The recommended design for the bus pull out comes from page 40.3 of the Clark County Uniform Standard Drawings attached.

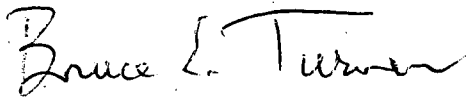
Gary Leobold, Planning Supervisor
May 30, 2006
Page 2

RECEIVED
JUN 07 2006

RTC staff recommends that the Tree growing yard project include sidewalks along Tule Springs Road. The recommended design of a sidewalk is a continuous pathway unobstructed by such things as landscaping. Sidewalk design must be compliant with ADA requirements and other design standards adopted by Clark County and the RTC as detailed in the Clark County Uniform Standard Drawings for Public Works' Construction Off-Site Improvements.

Thank you for the opportunity to provide comments. Should you have questions or wish to clarify any matters, please feel free to contact me at 702-676-1718.

Sincerely,

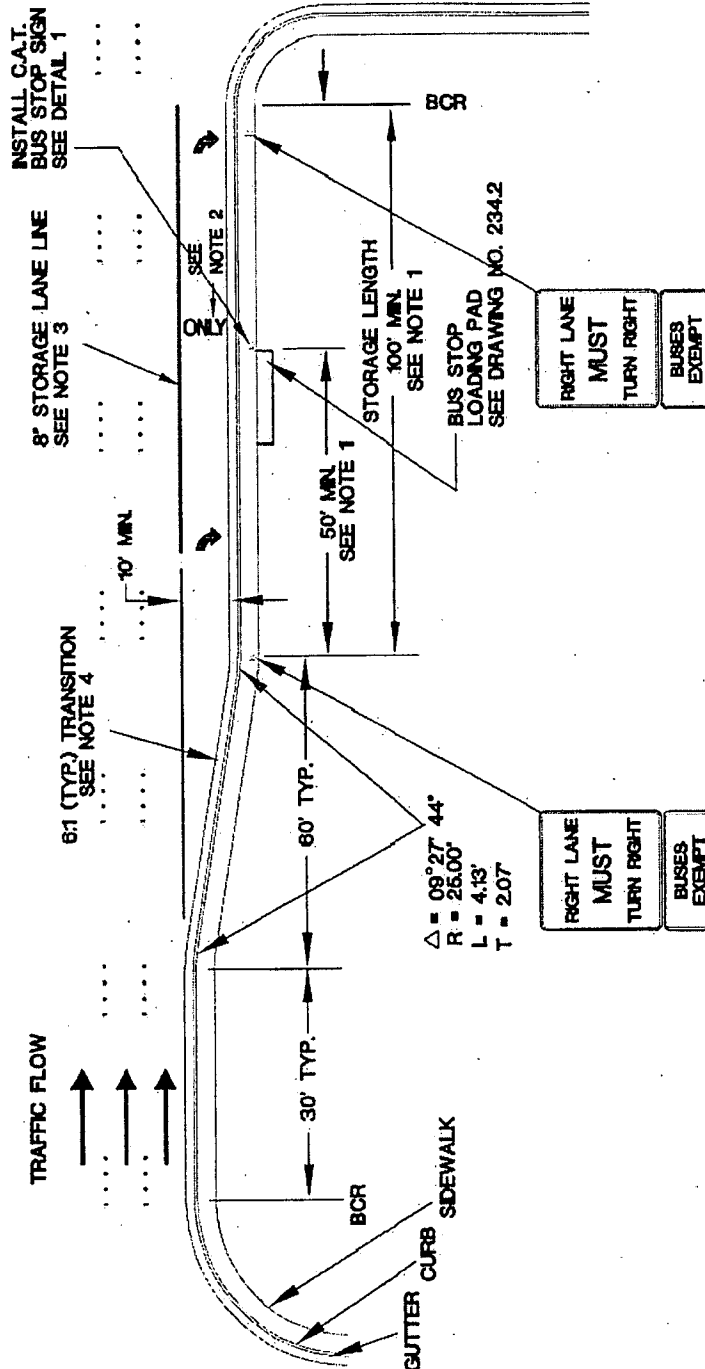


BRUCE TURNER, AICP
Planning Manager

BET: pb

cc: Dante Bongolan
David Yancy

SIGN RECEIVED
JUN 07 2006



NOTES:

1. F ARTICULATED BUSES ARE EXPECTED TO SERVICE BUS STOP, DISTANCE FROM END OF ENTRY TAPER TO THE END OF THE BUS STOP LOADING PAD SHALL BE INCREASED TO 70 FT. MIN. AND THE RIGHT TURN STORAGE LANE LENGTH SHALL BE INCREASED TO 120 FT. MIN.
2. WHERE ADDITIONAL MOTORIST GUIDANCE IS DEEMED NECESSARY BY THE ENGINEER, INSTALL ARROW AND "ONLY" SYMBOL PAVEMENT MARKINGS FOR THE LENGTH OF THE STORAGE LINE. SYMBOLS SHALL BE APPROVED TYPE I PAVEMENT MARKING FILM.
3. STORAGE LANE LINE SHALL BE APPROVED TYPE II PAVEMENT MARKING FILM, OR F APPROVED BY THE ENGINEER, RAISED PAVEMENT MARKERS MAY BE USED.
4. REVERSE CURVE TRANSITION MAY BE USED SUBJECT TO THE APPROVAL OF THE ENGINEER.

SPECIFICATION REFERENCE		UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA		
302	AGGREGATE BASE	BUS STOP PLACEMENT WITHIN EXCLUSIVE RIGHT TURN LANE FOR COMMERCIAL PROPERTIES		
501	CONCRETE			
502	CONCRETE STRUCTURES			
628	PAINTING TRAFFIC STRIPING,			
	PAVEMENT MARKINGS...			
		DATE 05-19-05	DWG. NO. 234.3	PAGE 40.3

City of Las Vegas**Department of Finance & Business Services****Business Services Division****400 Stewart Avenue, 3rd Floor****Las Vegas, Nevada 89101****(702) 229-6281****(702) 386-9108 TDD****City of Las Vegas Business License Instructions****Plant Nursery**

1. Confirm that the proposed business location is within the Las Vegas city limits and properly zoned for this activity. For information on planning, zoning, and building requirements, call (702) 229-6301 or visit our Development Services Center at 731 South 4th Street.
2. Make application for a Nevada sales/use tax permit and state business license from the Nevada Department of Taxation located at 555 East Washington Avenue, Las Vegas, Nevada 89101. Call (702) 486-2300 for additional information.
3. Apply for and obtain a Nursery Permit from the Agriculture Division of the Nevada Department of Business and Industry at 2300 McLeod Street, Las Vegas, Nevada, 89104. For more information call (702) 486-4690.
4. 30 days prior to commencing business, bring a completed license application and all applicable items listed above to the Business Services Division, 400 Stewart Avenue, 3rd Floor (City Hall).
5. A \$55.00 fee is due at the time the application is submitted. (\$25.00 semiannual license fee + \$30.00 processing fee). Make checks payable to CITY OF LAS VEGAS. (License fees are based on gross revenues and are due in advance semiannually. A pick-up fee may be required if your gross revenue is more than \$12,000 the first 6 months.)
6. General business license applications are sent to the Planning Department and Fire Department for comment and inspection. Upon approval from these agencies and completion of all items listed above, the Business Services Division will issue your business license.

Here are the required forms (in PDF):

- [Las Vegas Business License Application](#)
- [Child Support Supplement](#)

Please print these forms. Forms are in PDF format. What is PDF? How can I view PDF format?

Completed forms may be returned by mail or in person at the following address:

City of Las Vegas

Business Services Division

400 Stewart Avenue, 3rd Floor

Las Vegas, Nevada 89101

Applications can be returned in person Monday-Friday from 8:00 a.m. to 4:45 p.m.

If you have any questions please [email](#) or call us at 702-229-6281.



Las Vegas Business License Application

400 Stewart Ave., 3rd Floor, Las Vegas, NV 89101

(702) 229-6281 (Voice) - (702) 386-9108 (TDD)

Please type or print. Incomplete or illegible applications will not be accepted. Application must bear an original signature.

This form is a public document.

For Departmental use only

1	☒ New Business ☐ Change of Ownership ☐ Change of Location ☐ Change of Name ☐ Change of Corp. Officer ☐ Other _____				
2	Type of Entity: ☐ Sole Proprietor ☐ Corporation ☐ Partnership ☒ Limited Liability Company				
3	Corporate or Entity Name: <u>Moon Valley Nursery Vegas LLC</u>		4	Corporate Phone: <u>702-361-1955</u>	
5	Resident Agent Address: <u>9040 S Eastern Ave Las Vegas NV 89123</u>			EIN #:	
6	Business Name (d/b/a):		7	Business Phone: <u>702-735-8733</u>	
8	Business Street Address: <u>7252 N Rancho DR</u>	9	Business Mailing Address: <u>9040 S Eastern Ave</u>	10	Business Fax:
	<u>Las Vegas NV 89131</u>		<u>Las Vegas NV 89123</u>	11	Cellular Phone: <u>702-812-9576</u>
				12	E-mail Address: <u>MoonvalleyNurseryVegas@yahoo.com</u>
13	Owner/Principal: (attach additional pages if required)		Website (URL): <u>MoonvalleyNursery.com</u>		
	Name: (last, first) <u>BLAKE, LES</u>	Home Address: <u>18047 N Tatum Blvd</u>	Date of Birth: <u>6-12-69</u>		
	Title: <u>PRESIDENT</u>	Percent Owned:	City, State & Zip Code: <u>Phoenix AZ 85032</u>	Home Phone: <u>602-526-9588</u>	
	Name: (last, first)	Home Address:	Date of Birth:		
	Title:	Percent Owned:	City, State & Zip Code:	Home Phone:	
	Name: (last, first)	Home Address:	Date of Birth:		
	Title:	Percent Owned:	City, State & Zip Code:	Home Phone:	
14	PLEASE CHECK ALL THAT APPLY				
	☐ Automotive	☐ Alcohol sales	☐ Auto title loans	☐ Sexually-oriented materials or activities	☐ Alcohol/drug treatment
	☐ Transportation	☐ Gaming	☐ Check Cashing	☐ Entertainment	☐ Alcohol/drug consulting/counseling
	☐ Delivery	☐ Tobacco sales	☐ Installment loans	☐ Amusement machines	☐ Adult residential facility
	☐ Manufacturing	☐ Used merchandise	☐ Temp workers	☒ Retail sales	☐ Childcare
	☐ Open air vending	☐ Dance	☐ Telephone solicitation	☐ Food sales	☐ Home occupation
15	Describe your business activity in detail: <u>WE ARE A RETAIL Plant Nursery who will be using</u> <u>the city piece for storage of plant material.</u>				
16	If this is an application for a change of business name, business location or business ownership, list the previous name, address or owners below:				
17	I certify that the information provided in this form is true, correct and complete to the best of my knowledge and belief.				
	Original Signature: <u>[Signature]</u>	Print Name: <u>Michael Salomon</u>	Date: <u>5-26-06</u>		
	Original Signature:	Print Name:	Date:		

City of Las Vegas Acknowledgement Addendum

Please read and initial each space. Business license applications will not be processed without this addendum.
Please retain a copy of this form for your records.

MP

Responsibility of Licensee – It is the licensee's responsibility to notify this department of any changes that may occur to the business. Most changes require an application to be completed and a processing fee to be remitted at the time the application is submitted.

Home Occupation Permits are only approved for the home location on the application. The Home Occupation Permit does not move to another residence. If you move to another residence, you must apply for a new Home Occupation Permit for the new location.

If you close your business, you must complete the statement below and remit to City of Las Vegas, 400 Stewart Avenue 3rd Floor, Las Vegas Nevada 89101


Signature

5-26-06
Date

MICHAEL Salomon
Print Name

Moon Valley Nursery Vegas LLC
Name of Business

General Manager
Title/Relationship to Business

City of Las Vegas License Number

I am closing my business (Name of Business) _____

As of this date _____ License Number _____

Business Address _____

Signature of Business Owner _____

Printed name of Business Owner _____



KENNY C. GUINN
Governor

BARBARA SMITH CAMPBELL
Chair, Nevada Tax Commission

CHARLES E. CHINNOCK
Executive Director

STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1650 E. College Parkway Suite 115

Carson City, Nevada 89706-7937

Phone: (775) 684-2000 Fax: (775) 684-2020

In State Toll Free (800) 892-0900

LAS VEGAS OFFICE

Grant Sawyer Office Building, Suite 1300

555 E. Washington Avenue

Las Vegas, Nevada, 89101

Phone: (702) 488-2300 Fax: (702) 488-2373

RENO OFFICE
4800 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 688-1285
Fax: (775) 688-1303

HENDERSON OFFICE
2550 Paseo Verde Parkway Suite 180
Henderson, Nevada 89074
Phone: (702) 488-2900
Fax: (702) 488-3377

To: City/County Business Licensing Authority

Business Name - DBA Moon Valley Nursery Vegas LLC	Owner Les W Blake
Sales Tax Permit Number 558-277-056	State Business License Number

Pursuant to the provisions of NRS 244.335 and NRS 268.095, the Department of Taxation certifies the following information on the above stated business. This business has applied for:

1. ☒ Sales tax permit.
2. ☐ Use tax permit.
3. ☐ State business license.
4. ☐ Permit not required for the following reason: _____
(State the Reason)

5. ☒ I, Les W Blake d/b/a Moon Valley Nursery Vegas LLC am in the business of Retail Nursery Sales. The Nevada sales and use tax and business license laws have been explained to me and I wish to testify to the following:
- ☐ I do not sell anything tangible, fabricate anything tangible, nor do I purchase tools, equipment, supplies, subscriptions or other tangible personal property from anyone other than a registered Nevada retailer to whom I pay Nevada sales tax; and/or
- ☐ I operate my business from my home and earn from that business less than 66 2/3 percent of the Nevada average wage, which is \$21,500 for calendar year 2003 and \$22,000 for calendar year 2004.

I understand that if any part of the above testimony should change, I will contact the Nevada Department of Taxation immediately. I have received copies of NRS 372.060, 372.185, and NRS 360.765 through 360.785

THIS FORM MUST BE SIGNED AND DATED IN FRONT OF A TAXATION EMPLOYEE OR NOTARY.

Signature	Title	Date
-----------	-------	------

RECEIVED

JUL 13 2004

Department of Taxation
District III, Las Vegas

Signature Of ☐ Notary ☒ Taxation Employee

Reading At (Notary Only)

My Commission Expires (Notary Only)

Approved by Department of Taxation

THIS FORM IS FOR COUNTY/CITY BUSINESS LICENSE PURPOSES ONLY
NOT TO BE USED FOR RESALE OR TAX EXEMPT PURCHASES

APP-03.01
City/County Compliance Letter
Revised 03/12/04



*Nevada Department of Agriculture
- Nursery License Databases -*

Nursery Name: MOON VALLEY NURSERY INC
Address Line 1: 7252 N RANCHO DR
City, State, Zip: LAS VEGAS , NV 89131-1801

Contact: LES BLAKE
Phone: 602-493-0403

Expiration Date: 6/30/2007
Acreage: 10
Business Type: NURSERY
License Type: RPB
Stock Type: NURSERY

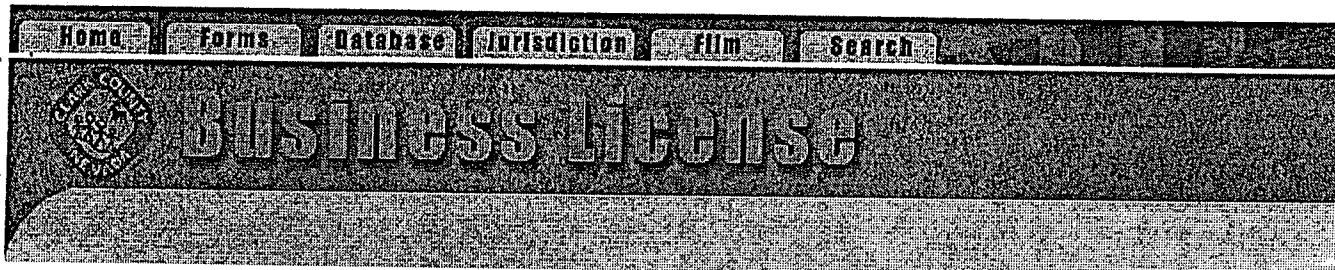
If you have suggestions for new features, please E-Mail us at developer@kellyreg.com.

If you find erroneous data, please e-mail Scott Cichowlaz (Pesticide Program) at Scottc@govmail.state.nv.us. We will respond to all inquiries as soon as possible.

Date Last Updated: 5/23/2006

[Home](#) [KellySolutions.com](#) Search By: [Nursery License](#) [Nursery Name](#) [City, County or Zip](#)

Copyright © 2003 Kelly Registration Systems

**Business License Detail Information**

License Number:	2000026.595
Business:	Moon Valley Nursery 7252 N Rancho Dr Las Vegas, NV 89131
Business Telephone:	(602) 526-9588
License Category:	Nursery/Landscape Supplies
Status:	Licensed
Date of License:	02/23/2005
Expiration Date:	09/30/2006
Out of Business Date:	
Business Owner(s)	
Moon Valley Nursery Vegas LLC	

[Return to Previous Page](#)
[Return to Business License Database Search Options](#)



8189.7

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	Permits & Licenses				55.00

CHECK DATE	CHECK NO.	PAYEE	DISCOUNTS TAKEN	CHECK AMOUNT
5/26/06	81897	CITY OF LAS VEGAS		\$55.00

MOON VALLEY NURSERY VEGAS, LLC		WELLS FARGO BANK		81897
9010 S. EASTERN AVE.		11/27/2006		
LAS VEGAS, NV 89123				
(702) 270-6938				
		8/8/97	May 26, 2006	\$55.00
Memo	BUS LICENSE-NORTH STORE	CHECK NO.	DATE	AMOUNT
Pay to the order of		Pay to the order of		
City of Las Vegas		City of Las Vegas		
1000 STEWARD AVENUE		1000 STEWARD AVENUE		
LAS VEGAS, NV 89160		LAS VEGAS, NV 89160		
CLARK COUNTY		CLARK COUNTY		
				
		AUTHORIZED SIGNATURE		
1108189701 1112100024814121 0841151				

Deed



Separator Sheet

Click Here for a Printable Map

Property Information

Parcel Number:	12517802003
Owner Name(s):	WYKOFF NEWBERG CORP
Site Address:	0
Jurisdiction:	Las Vegas - 89143
Zoning Classification:	(T-C)
Parcel Details:	Assessor's Information (link to Assessor's web application)
Parcel Map (PDF):	Assessor's Parcel Map
Tax Bill Details:	Treasurer's Information (link to Treasurer's web application)
Document Image Records	Document Image Records (link to Development Service's web application)
Soils Map (PDF):	Development Services Soils Maps
Flood Zone Information	Flood Zone Information (link to Regional Flood's web application)

Miscellaneous Information

Subdivision Name: PT SE4 SE4 SEC 17 19 60

Construction Year: 0

Last Sales Date: 00/0000

T-R-S: 19-60-17

Last Sales Price: \$0

Census Tract: 3203

Recorded Doc Number: 0012611220741

Estimated Lot Size: 3.49 acres

Aerial Flight Date: 09/07/2005

Elected Officials

Commission District:	C - CHIP MAXFIELD
City Ward:	6 - STEVE ROSS
U.S. Senate:	JOHN ENSIGN, HARRY REID
U.S. Congress:	01 - SHELLEY BERKLEY
State Senate:	9 - DENNIS NOLAN
State Assembly:	13 - CHAD CHRISTENSEN
School District:	B - RUTH LEOLA JOHNSON
University Regent:	12 - STAVROS ANTHONY
Board of Education:	1 - SHARON LESLIE FREDERICK
Minor Civil Division:	Las Vegas Township

Field Descriptions

Jurisdiction:

This box will list the incorporated cities as appropriate: Boulder City, Henderson, Las Vegas, Mesquite or North Las Vegas as well as the property zip code. For areas that are within unincorporated Clark County, the box will list CC and the respective township (ie. CC Paradise, CC Winchester, etc.). [Top](#)

Zoning Classification:

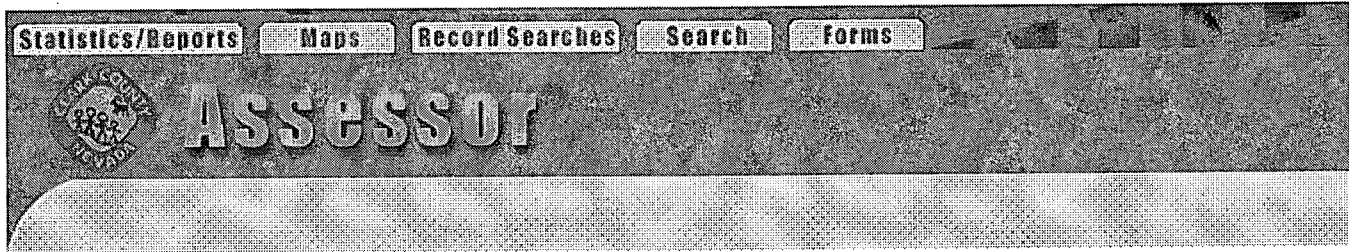
This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

Overlay District:

If present, these districts impose additional development requirements for a particular property. To better understand the requirements, contact the Planning Department of the appropriate jurisdiction. [Top](#)

Resolution of Intent:

A Resolutions of Intent (ROI) is an ordinance approved by the appropriate governing body (ie. City Council or County Commission) which modifies the existing zoning classification on a particular property. Each ROI has its own set of conditions which may be obtained by contacting the Planning Department of the appropriate jurisdiction. [Top](#)



M.W. Schofield, Assessor

REAL PROPERTY PARCEL RECORD

 [Click Here for a Print Friendly Version](#)

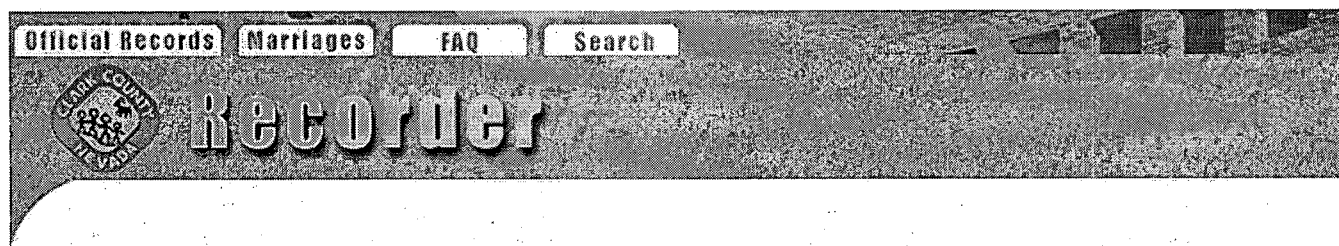
[Assessor Map](#) [Aerial View](#) [Building Sketch](#) [Ownership History](#)

GENERAL INFORMATION	
PARCEL NO.	125-17-802-007
OWNER AND MAILING ADDRESS	AMERICAN GEAR REDUCTION INC P O BOX 62467 BOULDER CITY NV 89006-2467
LOCATION ADDRESS CITY/TOWNSHIP	LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SE4 SEC 17 19 60
RECORDED DOCUMENT NO.	* 981015:01809
RECORDED DATE	10/15/1998
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2005
FISCAL YEAR	05-06
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	263757	474762
IMPROVEMENTS	802	845
PERSONAL PROPERTY	0	0
EXEMPT	0	0



Web Services Detailed Data Results

Instrument: 20040213-00507 **Book/Instr:** 20040213 / 507
Document Type: Lis Pendens **Recorded:** 02/13/2004 09:04:55 **Pgs:** 8
ReRecorded: N **Remarks:**
Requestor: LAS VEGAS CITY CITY CLERK
Disposition: LAS VEGAS CITY CITY CLERK 400 STEWART AVE LAS VEGAS NV 891010000
1st Party: WYKOFF-NEWBERG CORPORATION
AMERICAN GEAR REDUCTION INC
LAMAR ADVERTISING SOUTHWEST INC
CLARK COUNTY
2nd Party: LAS VEGAS CITY
Legal Description: ParcelNum: 12517802003
References:
Tot Value: \$ **Property Value:** \$0.00
RPTT: \$ **Exmpt Code:** **Percent:** % **ATag:**

Instrument: 20000331-00088 **Book/Instr:** 20000331 / 88
Document Type: Deed **Recorded:** 03/31/2000 08:00:51 **Pgs:** 2
ReRecorded: N **Remarks:**
Requestor: UNITED TITLE OF NEVADA
Disposition: UNITED TITLE OF NEVADA
1st Party: CAK LTD
AMERICAN GEAR REDUCTION INC
2nd Party: LAS VEGAS GAMING INVESTMENTS LLC
Legal Description: ParcelNum: 12526410007 / ParcelNum: 12526410007
References:
Tot Value: \$237,775.00 **Encumbrance:** \$0.00
RPTT: \$595.00 **Exmpt Code:** **Percent:** 100% **ATag:**

Instrument: 19991029-04002 **Book/Instr:** 19991029 / 4002
Document Type: Deed **Recorded:** 10/29/1999 17:00:00 **Pgs:** 2
ReRecorded: N **Remarks:**
Requestor: STEWART TITLE OF NEVADA
Disposition: STEWART TITLE OF NEVADA
1st Party: SHEVLIN, TIMOTHY T - EE

WALTER SHEVLIN TRUST THE

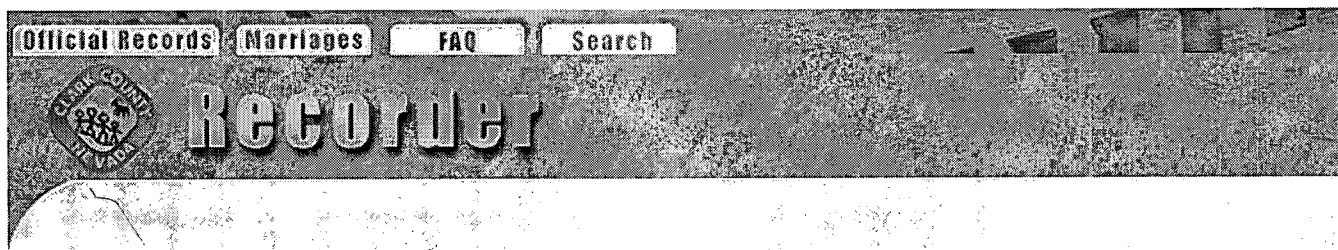
2nd Party: CAK LTD

AMERICAN GEAR REDUCTION INC

Legal Description: ParcelNum: 12526410007**References:****Tot Value:** \$231,172.00**Encumbrance:** \$0.00**RPTT:** \$578.75**Exmpt Code:****Percent:** 100%**ATag:****Instrument:** 19981015-01809**Book/Instr:** 19981015 / 1809**Document Type:** Deed**Recorded:** 10/15/1998 15:07:08**Pgs:** 1**ReRecorded:** N**Remarks:****Requestor:** AMERICAN GEAR REDUCTION INC**Disposition:** AMERICAN GEAR REDUCTION INC PO BOX 1688 LAS VEGAS NV 891251688**1st Party:** NELSON, DONALD EUGENE**2nd Party:** AMERICAN GEAR REDUCTION INCORPORATE**Legal Description:****References:****Tot Value:** \$0.00**Encumbrance:** \$0.00**RPTT:** \$0.00**Exmpt Code:** 010**Percent:** 100%**ATag:**

Search Criteria: Find all documents where the ((Last Name = 'AMERICAN GEAR REDUCTION INC' and First Name = ") or (Last Name = 'AMERICAN GEAR REDUCTION INCORPORATE' and First Name = "))

[Home](#)[Main Menu](#)[Simple Search](#)[Advanced Search](#)[Instrument Search](#)[Help](#)[Marriage Search](#)**Clark County Records Office Support:**Contact us by email or phone [Contact Us](#) (702) 455-4336[Return to Home](#)



Web Services Detailed Data Results

Instrument: 20060111-02696 **Book/Instr:**
Document Type: Order **Recorded:** 01/11/2006 11:04:01 **Pgs:** 3
ReRecorded: N **Remarks:**
Requestor: SCOTT D FLEMING
Disposition: S FLEMING 2300 W SAHARA 800 LAS VEGAS NV 89102
1st Party: WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY INC
2nd Party: 26 BEVERLY GLEN LLC
Legal Description: ParcelNum: 17708501001

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20051228-02150 **Book/Instr:**
Document Type: Order **Recorded:** 12/28/2005 10:52:00 **Pgs:** 5
ReRecorded: N **Remarks:**
Requestor: HALE LANE ET AL
Disposition: HALE LANE ET AL 2300 W SAHARA AVE BOX 8 LAS VEGAS NV 89102
1st Party: WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY INC
2nd Party: 26 BEVERLY GLEN LLC
Legal Description:

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20050722-03377 **Book/Instr:**
Document Type: Notice - ORDER **Recorded:** 07/22/2005 12:33:51 **Pgs:** 2
ReRecorded: N **Remarks:** ZONING VIOLATIONS NUISANCE NOTICE AND
ORDER TO COMPLY
Requestor: LAS VEGAS CITY
Disposition: LAS VEGAS CITY
1st Party: WYKOFF NEWBERG CORPORATION
2nd Party: LAS VEGAS CITY

Legal Description: ParcelNum: 12517802003**References:**

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20050722-03373**Book/Instr:****Document Type:** Notice - ORDER**Recorded:** 07/22/2005 12:33:51**Pgs:** 2**ReRecorded:** N**Remarks:** ZONING VIOLATIONS NUISANCE NOTICE AND
ORDER TO COMPLY**Requestor:** LAS VEGAS CITY**Disposition:** LAS VEGAS CITY**1st Party:** WYKOFF NEWBERG CORPORATION**2nd Party:** LAS VEGAS CITY**Legal Description:** ParcelNum: 12517802007**References:**

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20050715-02033**Book/Instr:****Document Type:** Lis Pendens**Recorded:** 07/15/2005 12:16:29**Pgs:** 3**ReRecorded:** N**Remarks:****Requestor:** HALE LANE ET AL**Disposition:** HALE LANE ET AL 2300 W SAHARA AVE STE 800 BOX 8 LAS VEGAS NV 89102**1st Party:** WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY INC
NELSON, DONALD**2nd Party:** 26 BEVERLY GLEN LLC**Legal Description:** ParcelNum: 17708501001**References:**

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20040804-04063**Book/Instr:****Document Type:** Deed**Recorded:** 08/04/2004 14:02:25**Pgs:** 7**ReRecorded:** N**Remarks:** NOTICE OF TERMINATION OF OPTION AND
QUITCLAIM DEED**Requestor:** NEVADA TITLE COMPANY**Disposition:** NEVADA TITLE COMPANY**1st Party:** WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY**2nd Party:** DEIFIK, BRUCE**Legal Description:** ParcelNum: 17708501001**References:**

Tot Value: \$0.00	Property Value: \$0.00		
RPTT: \$0.00	Exmpt Code: 003	Percent: 100%	ATag:

Instrument: 20040708-03870	Book/Instr:	
Document Type: Option	Recorded: 07/08/2004 13:55:16	Pgs: 5
ReRecorded: N	Remarks:	
Requestor: NEVADA TITLE COMPANY		
Disposition: NEVADA TITLE COMPANY		
1st Party: WYKOFF NEWBERG CORPORATION INTERNATIONAL SMELTING COMPANY		
2nd Party: DEIFIK, BRUCE		
Legal Description: ParcelNum: 17708501001		

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20030106-01498	Book/Instr: 20030106 / 1498	
Document Type: Redemption	Recorded: 01/06/2003 13:43:52	Pgs: 13
ReRecorded: N	Remarks:	
Requestor: TREASURER CLARK COUNTY		
Disposition: TREASURER CLARK COUNTY		
1st Party: TREASURER CLARK COUNTY		
2nd Party: DAVIS, CHARLES L RMN, LV II LAWRENCE, PATRICK W BURCHARD, CARL LEON BURCHARD, THANH ABERNATHY, LYSANDRA PAPPAS, PETER S PAPPAS, LIBBY P BELL, STEVEN F SR WELIKALA, ASWIN FITZGERALD, BRET DUGAN, DARLARA E HANSEN, ELIZABETH HERNANDEZ, ANTHONY M MORAN, RICARDO GOKKAYA, NEZIHE HOUSEHOLD FINANCE CORPORATION PAVICH, MICHAEL E CROSS, MARIA G PICERNO, JOHN NOBLE, CLARENCE III NOBLE, KRESSIE L HINOJOSA-MORUA, PERFECTO HUFF, MARY E P		

MEEHAN, DAVID
MARTINEZ, JAVIER
GRABLE, TERRY
BIGGS, WILLIAM L
BIGGS, JILL E
BOYCE, HARVEY W
BOYCE, ANN ELIZABETH
GUZMAN, AMULFO
GUZMAN, JUANA
BARRIOS, BENITO
TRELEANI, GABRIEL
ACE SECURITIES LOAN TR 1999-LB1
AMLAND DEVELOPMENT LLC
LANDON, JASON P
LANDON, CAROLYN M
MALER, JANE M
ONO, TONI
HOMECOMINGS FINANCIAL NETWORK
LARA, BALTAZAR
IG LLC
GRABLE, TERRY R
FEDDE, FERRIL
FEDDE, CATALINA
KP PROPERTIES LLC
SODERLUND, GEORGE
CROWDER, CHARLES W
CROWDER, CHRISTINE
EQUITY ONE INC
KING, LARRY D
KING, IRENE
ALVARADO, JORGE E
STRUHS, DEBRA J
MCBRIDE, SCOTT
MCBRIDE, DAWN
TROPICANA DURANGO LTD I LP
SUKALA, LEONID
SUKALA, RAISA
RHODES RANCH GP
HATHAWAY 2001 TRUST
WYKOFF NEWBERG CORPORATION
BARNETT, REYNALDA C
ARHONTAS, TED C
PELLETIER, STEVEN
PELLETIER, DIANE
SPINELLI, FRNAK
CAVANAUGH, BRIAN S
HOLMES, DELORES A
HOLMES, BARNEY JR
COMPTON, JAMES K
COMPTON, ROBIN L

TURNHAM, TODD K
 TURNHAM, OLIVIA L
 SOUTH LAS VEGAS LLC
 ABARCA, LEONILA
 DIETZ, RANDALL A
 DIETZ, ROCHELLE C
 SHEBS, RICHARD D
 SHEBS, LAURIE D
 COOK, SIEW CHOO
 LAMPMAN, SHAWN
 JEFFERSON, RAY A
 PROPST, JIMMY
 PROPST, CHRISTINA
 GOLDBERG, TODD
 BOYCE, HARVEY WALTER
 BOYCE, ANN E

Legal Description: ParcelNum: 00110117010

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20021202-01620	Book/Instr: 20021202 / 1620	
Document Type: Deed	Recorded: 12/02/2002 09:43:44	Pgs: 3
ReRecorded: N	Remarks:	
Requestor: OLD REPUBLIC TITLE COMPANY OF NEVAD		
Disposition: OLD REPUBLIC TITLE COMPANY OF NEVAD		
1st Party: WATERFALL LLC		
2nd Party: WYKOFF NEWBERG CORPORATION INTERNATIONAL SMELTING COMPANY		

Legal Description: ParcelNum: 17708501001 / ParcelNum: 17708501001

References:

Tot Value: \$21,200,000.00	Encumbrance: \$0.00		
RPTT: \$53,000.00	Exmpt Code:	Percent: 100%	ATag:

Instrument: 20021202-01610	Book/Instr: 20021202 / 1610	
Document Type: Deed	Recorded: 12/02/2002 09:43:44	Pgs: 4
ReRecorded: N	Remarks:	
Requestor: OLD REPUBLIC TITLE COMPANY OF NEVAD		
Disposition: OLD REPUBLIC TITLE COMPANY OF NEVAD		
1st Party: WYKOFF NEWBERG CORPORATION INTERNATIONAL SMELTIN COMPANY INC WYKOFF-NEWBERG CORPORATION		
2nd Party: WATERFALL LLC		

Legal Description: ParcelNum: 1407701001 / ParcelNum: 12407701001

References:

Tot Value: \$21,200,000.00 **Encumbrance:** \$0.00
RPTT: \$53,000.00 **Exmpt Code:** **Percent:** 100% **ATag:** M

Instrument: 20011211-00875 **Book/Instr:** 20011211 / 875
Document Type: Easement **Recorded:** 12/11/2001 08:59:01 **Pgs:** 2
ReRecorded: N **Remarks:**
Requestor: CLERK NORTH LAS VEGAS CITY
Disposition: CLERK NORTH LAS VEGAS CITY 2200 CIVIC CENTER DR NORTH LAS VEGAS NV 890300000
1st Party: WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY
2nd Party: NORTH LAS VEGAS CITY
Legal Description: ParcelNum: 12407701001

References:

Tot Value: \$ **Property Value:** \$0.00
RPTT: \$ **Exmpt Code:** **Percent:** % **ATag:**

Instrument: 20010824-00542 **Book/Instr:** 20010824 / 542
Document Type: **Recorded:** 08/24/2001 08:54:04 **Pgs:** 1
Substitution/Reconveyance
ReRecorded: N **Remarks:**
Requestor: FIRST AMERICAN TITLE COMPANY OF NEV
Disposition: FIRST AMERICAN TITLE COMPANY OF NEV
2nd Party: NONE SHOWN
WYKOFF NEWBERG CORPORATION
3rd Party: NELSON, DONALD EUGENE
SAVARY, ANTOINETTE MARY
Legal Description: ParcelNum: 12422101007

References:

Tot Value: \$ **Property Value:** \$0.00
RPTT: \$ **Exmpt Code:** **Percent:** % **ATag:**

Instrument: 20010427-00927 **Book/Instr:** 20010427 / 927
Document Type: Easement **Recorded:** 04/27/2001 09:03:35 **Pgs:** 5
ReRecorded: N **Remarks:**
Requestor: FIRST AMERICAN TITLE COMPANY OF NEV
Disposition: FIRST AMERICAN TITLE COMPANY OF NEV
1st Party: WYKOFF NEWBERG CORPORATION
2nd Party: SOUTHERN NEVADA WATER AUTHORITY
Legal Description: ParcelNum: 12407801001

References:

Tot Value: \$ **Property Value:** \$0.00
RPTT: \$ **Exmpt Code:** **Percent:** % **ATag:**

Instrument: 20010427-00926 **Book/Instr:** 20010427 / 926
Document Type: Easement **Recorded:** 04/27/2001 09:03:35 **Pgs:** 5
ReRecorded: N **Remarks:**
Requestor: FIRST AMERICAN TITLE COMPANY OF NEV
Disposition: FIRST AMERICAN TITLE COMPANY OF NEV
1st Party: WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY INC
2nd Party: SOUTHERN NEVADA WATER AUTHORITY
Legal Description: ParcelNum: 12407701001

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 20000209-00859 **Book/Instr:** 20000209 / 859
Document Type: Deed **Recorded:** 02/09/2000 15:08:39 **Pgs:** 4
ReRecorded: N **Remarks:**
Requestor: UNITED TITLE OF NEVADA
Disposition: UNITED TITLE OF NEVADA
1st Party: SALA, FRANK JOSEPH JR - COEE
PETERSON, DOUG - COEE
SALA FAMILY TRUST
RUTHE, CHARLES - EE
CHARLES L RUTHE SEPARATE PROPERTY - TRUST
2nd Party: WYKOFF NEWBERG CORPORATION
INTERNATIONAL SMELTING COMPANY INC
Legal Description: ParcelNum: 12407701001 / ParcelNum: 12407701001

References:

Tot Value: \$3,900,000.00	Encumbrance: \$0.00		
RPTT: \$9,750.00	Exmpt Code:	Percent: 100%	ATag: M

Instrument: 19991011-00603 **Book/Instr:** 19991011 / 603
Document Type: Easement - Agree **Recorded:** 10/11/1999 13:08:45 **Pgs:** 1
ReRecorded: N **Remarks:**
Requestor: NEVADA BELL WIRELESS
Disposition: NEVADA BELL WIRELESS 1211 TOWN CENTER DR STE 100 LAS VEGAS NV
891440000
1st Party: WYKOFF NEWBERG CORPORATION
2nd Party: PACIFIC BELL MOBILE SERVICES
PACIFIC BELL WIRELESS

Legal Description:**References:**

Tot Value: \$	Property Value: \$0.00
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RPTT: \$	Exmpt Code:	Percent: %	ATag:
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Instrument: 19941005-01354 **Book/Instr:** 19941005 / 1354
Document Type: Lien - Release **Recorded:** 10/05/1994 11:33:03 **Pgs:** 1
ReRecorded: N **Remarks:**
Requestor: LAS VEGAS CITY
Disposition: LAS VEGAS CITY
1st Party: LAS VEGAS CITY
2nd Party: WYKOFF NEWBERG CORP
Legal Description:

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 19940502-00570 **Book/Instr:** 19940502 / 570
Document Type: Assessment Roll **Recorded:** 05/02/1994 09:57:08 **Pgs:** 7
ReRecorded: N **Remarks:**
Requestor: LAS VEGAS CITY
Disposition: LAS VEGAS CITY
1st Party: LAS VEGAS CITY
2nd Party: SID NO 1435
3rd Party: SUNDOWN MOBILE PARK COMPANY
TERRY, TOMMY J - EE
TERRY, BARBARA J - EE
VILLA BOREGA MOBILE HOME COM
70 LP
CRAWFORD CLARK & HELEN REV TR
CLARK & HELEN CRAWFORD REV TR
BROWN, DAVID
BROWN, MARY E
MURRAY, BRADLEY B
MURRAY, JACQUELYN L
CRICKON, THOMAS A
LUJAN, DOMINGO
LUJAN, YOLANDA
MATIC, JORDAN
SEDMAN, RONALD D
SEDMAN, SUE
WYKOFF NEWBERG CORP
PARKER, VERNON M
PARKER, MARY
JAQUEZ, RUDY
JAQUEZ, PHIL
JAQUEZ, DALE
RICHARDSON, RONALD J
GBW INVESTMENTS INC

COLEMAN, MARY LEE
UNIPROP MANUFACTURED FUND II
COLEMAN, MARY LEE
OASIS RESIDENTIAL INC
GROUP MANAGEMENT INC - EE

Legal Description:**References:**

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 19930806-00752 **Book/Instr:** 19930806 / 752
Document Type: Lis Pendens **Recorded:** 08/06/1993 10:08:25 **Pgs:** 4
ReRecorded: N **Remarks:**
Requestor: ATTORNEY GENERAL NEVADA
Disposition: CHIEF DEPUTY ATTORNEY GENERAL 1263 S STEWART ST CARSON CITY NV 897120000

1st Party: NELSON, EUGENE DONALD
WYKOFF NEWBERG CORPORATION
INTERNAL REVENUE SERVICE
CLARK COUNTY
TREASURY UNITED STATES

2nd Party: TRANSPORTATION NEVADA

Legal Description:**References:**

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 19930419-00416 **Book/Instr:** 19930419 / 416
Document Type: Deed **Recorded:** 04/19/1993 08:00:00 **Pgs:** 2
ReRecorded: N **Remarks:**
Requestor: NEVADA TITLE COMPANY
Disposition: NEVADA TITLE COMPANY

1st Party: WYKOFF NEWBERG CORPORATION

2nd Party: LAS VEGAS CITY

Legal Description:**References:**

Tot Value: \$0.00	Encumbrance: \$0.00		
RPTT: \$0.00	Exmpt Code: 002	Percent: 100%	ATag:

Instrument: 19921022-00722 **Book/Instr:** 19921022 / 722
Document Type: Assessment Roll **Recorded:** 10/22/1992 11:23:32 **Pgs:** 8
ReRecorded: N **Remarks:**
Requestor: PUBLIC WORKS LAS VEGAS CITY

Disposition: SPECIAL IMPROVEMENT LAS VEGAS CITY 419 N 7TH ST LAS VEGAS NV
891010000

1st Party: PUBLIC WORKS LAS VEGAS CITY

2nd Party: SID NO 1435

3rd Party: CEMAR, LAS VEGAS IV
TERRY, TOMMY J - EE
TERRY, BARBARA J - EE
VILLA BOREGA MOBILE HOME COM
BEAM, THOMAS T
CRAWFORD, CLARK
BROWN, DAVID
BROWN, MARY E
MURRAY, BRADLEY B
MURRAY, JACQUELYN L
CRICKON, THOMAS A
CRICKON, MARTHA C
LUJAN, DOMINGO
LUJAN, YOLANDA
ANGEL M YOUNG TESTAMENTARY TRUST
YOUNG, DENNIS E JR - EE
CAUDLE, CAROL A
WISE, WILLIAM M
WYKOFF NEWBERG CORP
PARKER, VERNON M
PARKER, MARY
JAQUEZ, RUDY
JAQUEZ, PHIL
JAQUEZ, DALE
RICHARDSON, RONALD J
GBW INVESTMENTS INC
COLEMAN, MARY LEE
UNIPROP MANUFACTURED FUND II
COLEMAN, MARY LEE
GROUP MANAGEMENT INC - EE

Legal Description:

References:

Tot Value: \$

Property Value: \$0.00

RPTT: \$

Exmpt Code:

Percent: %

ATag:

Instrument: 19900625-00685

Book/Instr: 19900625 / 685

Document Type: Deed

Recorded: 06/25/1990 14:27:33

Pgs: 1

ReRecorded: N

Remarks:

Requestor: WYKOFF NEWBERG CORP

Disposition: WYKOFF NEWBERG CORP PO BOX 1211 LAS VEGAS NV 891251211

1st Party: EWY, SUSAN
EWY, VINCENT

2nd Party: WYKOFF NEWBERG CORP

Legal Description:**References:****Tot Value:** \$100.00**Encumbrance:** \$0.00**RPTT:** \$0.55**Exmpt Code:****Percent:** 100%**ATag:** W**Instrument:** 19900130-00842**Book/Instr:** 19900130 / 842**Document Type:** Covenant - Restrict**Recorded:** 01/30/1990 11:22:17**Pgs:** 0**ReRecorded:** N**Remarks:****Requestor:** CC/PUBLIC WORK**Disposition:** CC/PUBLIC WORK**1st Party:** CC/**2nd Party:** WYKOFF NEWBERG CORP**3rd Party:** R 60E T 19S S 17 SE SE**Legal Description:** Qtr: SE, QtrQtr: SE, Sec: 17, Township: 19S, Range: 60E**References:****Tot Value:** \$**Property Value:** \$0.00**RPTT:** \$**Exmpt Code:****Percent:** %**ATag:****Instrument:** 19891204-00592**Book/Instr:** 19891204 / 592**Document Type:** Easement**Recorded:** 12/04/1989 11:23:52**Pgs:** 0**ReRecorded:** N**Remarks:****Requestor:** CC/ZONING DIVISION**Disposition:** CC/ZONING DIVISION**1st Party:** WYKOFF NEWBERG CORP**2nd Party:** CC/**Legal Description:****References:****Tot Value:** \$**Property Value:** \$0.00**RPTT:** \$**Exmpt Code:****Percent:** %**ATag:****Instrument:** 19891109-00542**Book/Instr:** 19891109 / 542**Document Type:** Easement**Recorded:** 11/09/1989 11:07:41**Pgs:** 7**ReRecorded:** N**Remarks:****Requestor:** LAS VEGAS CELLULAR PTR**Disposition:** LAS VEGAS CELLULAR PTR 1750 HOWE AVE STE 520 SACRAMENTO CA 958250000**1st Party:** WYKOFF NEWBERG CORP**2nd Party:** LAS VEGAS CELLULAR PTR**Legal Description:****References:****Tot Value:** \$**Property Value:** \$0.00**RPTT:** \$**Exmpt Code:****Percent:** %**ATag:**

Instrument: 19891109-00541 **Book/Instr:** 19891109 / 541
Document Type: Lease **Recorded:** 11/09/1989 11:07:41 **Pgs:** 7
ReRecorded: N **Remarks:**
Requestor: LAS VEGAS CELLULAR PTR
Disposition: LAS VEGAS CELLULAR PTR 1750 HOWE AVE STE 520 SACRAMENTO CA 958250000
1st Party: WYKOFF NEWBERG CORP
2nd Party: LAS VEGAS CELLULAR PTR
Legal Description:

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 19801006-51297 **Book/Instr:** 1292 / 1251297
Document Type: Certificate of Land Division **Recorded:** 10/06/1980 **Pgs:** 1
ReRecorded: N **Remarks:**
Requestor:
Disposition:
1st Party: R 60E T 19S S 16
2nd Party: WYKOFF NEWBERG CORP
Legal Description: Map Type/File/Page: LD , SrvyrCertNo: 02052, Sec: 16, Township: 19S, Range: 60E

References:

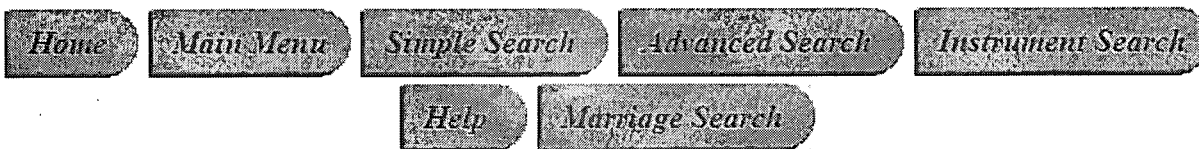
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RPTT: \$	Exmpt Code:	Percent: %	ATag:

Instrument: 19801001-49195 **Book/Instr:** 1290 / 1249195
Document Type: Certificate of Land Division **Recorded:** 10/01/1980 **Pgs:** 1
ReRecorded: N **Remarks:**
Requestor:
Disposition:
1st Party: R 60E T 19S S 16
2nd Party: WYKOFF NEWBERG CORP
Legal Description: Map Type/File/Page: LD , SrvyrCertNo: 02052, Sec: 16, Township: 19S, Range: 60E

References:

Tot Value: \$	Property Value: \$0.00		
RPTT: \$	Exmpt Code:	Percent: %	ATag:

Search Criteria: Find all documents where the Last Name Like 'WYKOFF NEWBERG%'



Clark County Records Office Support:

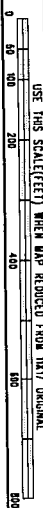
Contact us by email or phone [Contact Us](#) (702) 455-4336

A rectangular button with a textured, metallic appearance, containing the text 'Return to Home'.

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USF THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:100,000 ORIGINAL



MAP LEGEND

- Parcel Boundary
- Subd Boundary
- Road Easement
- PA/LD Boundary
- Non-Parcel Lot Line
- Match Line / Leader Line
- Road ID Number
- Average Grade 45
- Parcel Number 001
- Parcel Sub/Sec Number 202
- Plat Recording Number 19-23-43
- Block Number 5
- Gov. Lot Number 5

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T19S R60E

17

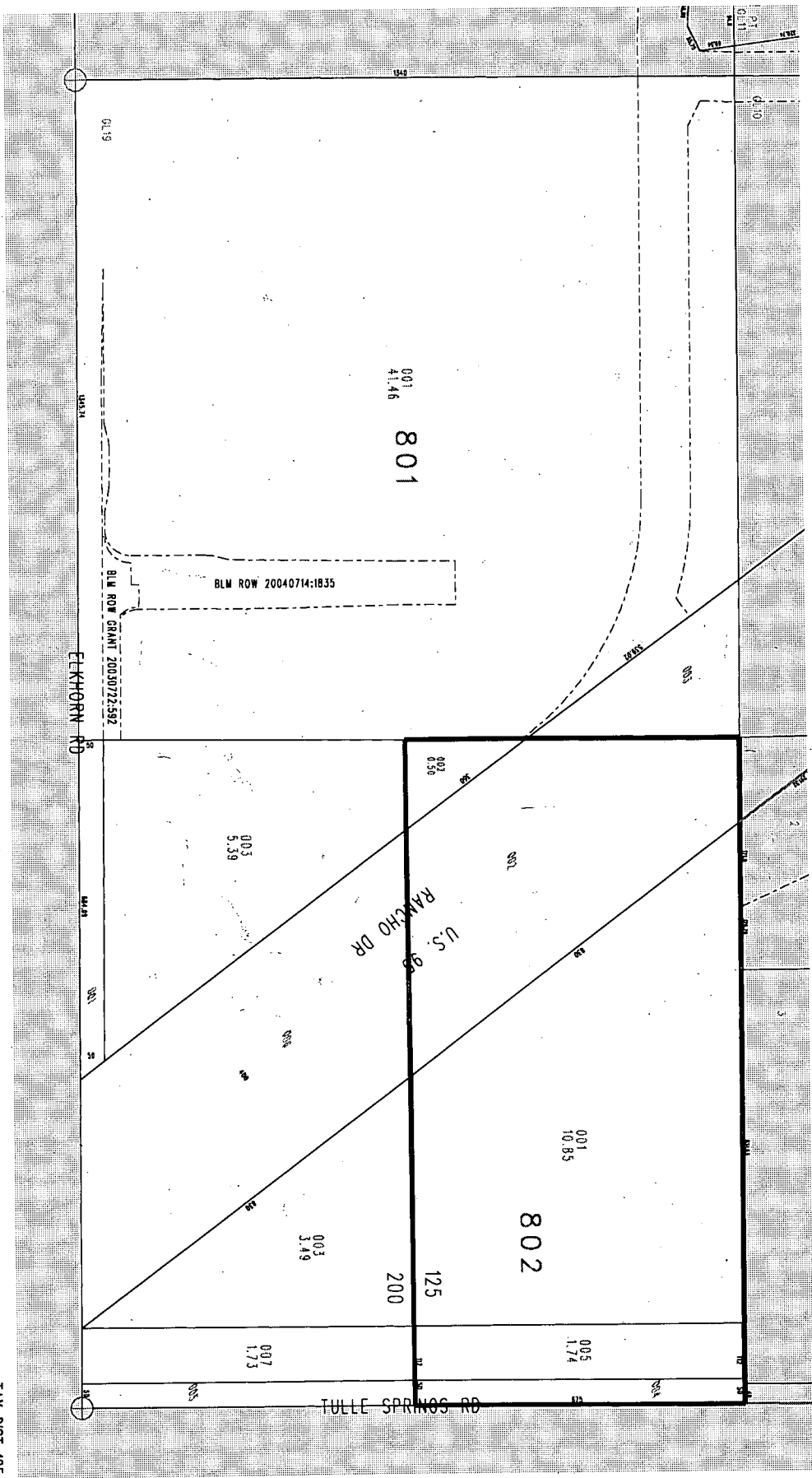
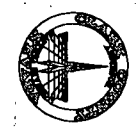
S 2 SE 4

125-17-8

RSSE	R60E	RETE
811	99	100
101	101	101

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6	5	4	3	2	1
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0	0	0	0	0	0



TAX DIST 125,200

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-12175

Case Number **05-11-06 PC** APN: **125-17-802-003**

Name of Property Owner: **Nykoff Newberg** / **E. Nelson**

Name of Applicant: **Moon Valley Nursery**

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): _____

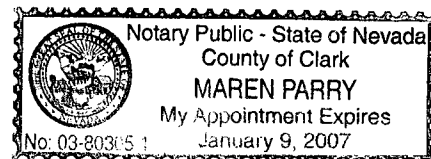
APN: _____

Signature of Property Owner: **E. Nelson**

Print Name: **E. Nelson**

Subscribed and sworn before me

This **22nd** day of **November**, 20 **05**
Maren Parry
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-12175

Case Number **05-11-06 PC**

APN: 125-17-802 - 007

Name of Property Owner:

American Gear Reduction, Inc. / ~~E. Nelson, Pres.~~

Name of Applicant:

Moon Valley Nursery

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:

E. Nelson

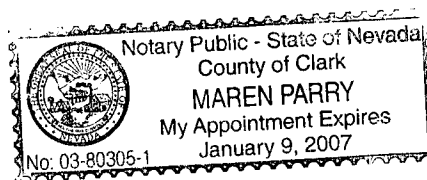
Print Name:

~~E. Nelson~~ E. Nelson

Subscribed and sworn before me

This 22nd day of November, 20 05

Maren Pary
Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet



Moon Valley Nursery, Inc.

Biggest Trees in Town, Best Prices Around!

"Our reputation... Our Service"



February 27, 2006

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**RE: Moon Valley Nursery
SDR Application for APN's 125-17-802-003 & 126-17-802-007**

Gentlemen:

The property owners, Wykoff-Newburg and American Gear Reduction, and Moon Valley Nursery, are seeking approval of a Site Development Review for the Moon Valley Nursery tree-growing yard located within the City of Las Vegas at the intersection of Tule Springs and Sunny Springs. Moon Valley Nursery's main business has operated at 7225 North Rancho Drive within Clark County since April 1, 2004. The nursery is in an interesting position in that its primary business is located on parcels adjacent to its tree-growing yard, and those parcels are under the County's jurisdiction. This situation arose when the two parcels, which are the subject of this application, were annexed into the City of Las Vegas in February of 2003. No sales take place on the applicant property, and only its tree-growing yard is located within the City of Las Vegas. Once the trees are mature, they are moved into inventory on the Clark County parcels for sale.

Upon receiving notice from the Department of Neighborhood Services, we discovered that we were allegedly in violation of a Site Development Review, SDR-3410, which had been obtained by a prior tenant on the property. We were not a party to this prior application and were not aware of its requirements. Because we are not engaged in an identical business requiring identical standards, Moon Valley Nursery requests approval of this application so that we may continue operating our tree-growing yard in compliance with Title 19.

Moon Valley Nursery is dedicated to providing excellent service to the citizens of its host communities. We currently operate nurseries in Nevada, Arizona, and California, and have a reputation of quiet and tranquil compatibility with our neighbors. Our nurseries also adjoin properties that are both commercial and residential uses at our other locations, and we have an excellent track record of zero complaints concerning our activities at each of our sites. The services provided through our business are essential to a growing community, especially one that values aesthetically pleasing development through appropriate landscaping. The prominent location along the U.S. 95 not only provides

18047 N. Tatum Blvd., Phoenix, AZ 85032

Sales (602) 938-6666 • Accounting (602) 493-0403 • Fax (602) 493-1324

www.moonvalleynursery.com

SDR-12175

05-11-06 PC

convenient access to plants and landscaping supplies, but also an agricultural element contributing diversity to the Town Center area.

The proposed site design provides a level of improvement on the property, which is commensurate with its current use. The new 6-foot perimeter wall enclosed the yard and provides a buffer to residential neighbors to the east from any activity which may be required to maintain the trees. All traffic associated with Moon Valley is by way of an access drive on the County property, and the tree-growing yard will not be generally accessible to the public.

Moon Valley Nursery and the property owner hope to continue to provide an important service to the area through a tree-growing yard near our nursery business on the adjacent County property, and respectfully request approval of our application for a Site Development Review. Should you have any questions or concerns about this project, please feel free to contact me for more information or assistance.

Sincerely,

MOON VALLEY NURSERY



Mark A. Nusall
Chief Operations Officer
602-526-1406\
602-277-6560 (fax)

SDR-12175
05-11-06 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) NWC of Tule Springs and Sunny Springs
 Project Name Moon Valley Tree-Growing Yard Proposed Use Garden Supply
 Assessor's Parcel #(s) 125-17-802-003 & 007 Ward # 6
 General Plan: existing _____ proposed _____ Zoning: existing T-C proposed T-C
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 5.22 Lots/Units N/A Density N/A
 Additional Information Application is for SDR of tree-growing yard adjacent to existing Moon-Valley Nursery business operating in Clark County.

PROPERTY OWNER American Pear Production, Inc (007) Contact E. Nelson
Wykoff Newberg Corp.
 Address P.O. Box 1688 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89125

APPLICANT Moon Valley Nursery Contact Mark Asall
 Address 18047 N Tatum Blvd Phone: 602-526-1406 Fax: 602-277-6560
 City Phoenix State AZ Zip 85032

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

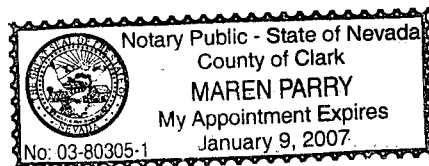
FOR DEPARTMENT USE ONLY

Property Owner Signature [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name E. Nelson

Subscribed and sworn before me
 This 22nd day of November, 20 05
Maren Parry
 Notary Public in and for said County and State

Case #	<u>SDR-12175</u>
Meeting Date:	<u>4-13-06</u>
Total Fee:	<u>800</u>
Date Received:*	<u>3-3-06</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



Hansen Sheet



Separator Sheet

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

5/11 PC
PH

QB

SITE DEVELOPMENT PLAN REVIEW

Report Date 03/29/2006 08:38 AM

Submitted By

Page 1

A/P #	12175	Type	SDR	Issued Date	Issued By
-------	-------	------	-----	-------------	-----------

Parcel 12517802003

Location

Owner WYKOFF NEWBERG CORP

Phone

Address P O BOX 62467
BOULDER CITY NV 89006-2467

Country ☐ Foreign

Applicant's Full Name MOON VALLEY NURSERY VEGAS L L C

Day Phone (602)526-1406 x

Fax (602)277-6560

Address 9040 S EASTERN AVE

Pager LAS VEGAS NV
89123-3262

Fees

NOTIFICATION & ADVERTISING FEE	300.00
PROCESSING FEE	500.00
Total Paid	800.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	5.22 ACRE
Actual Value	0.00		

Comments

SDR-12175 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC/WYKOFF NEWBERG CORP - Request for a Site Development Plan Review FOR A TREE-GROWING YARD at the northwest corner of US-95 North and Tule Springs Road (APN 125-17-802-003 and APN 125-17-802-007), T-C (Town Center) Zone [PROPOSED: SC-TC (Service Commercial - Town Center) General Plan Designation], Ward 6, (Ross).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-12175 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:
MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC/WYCOFF
NEWBERG CORP - Request for a Site Development Plan Review FOR A TREE-GROWING
YARD at the northwest corner of US-95 North and Tule Springs Road (APN 125-17-802-003 and
APN 125-17-802-007), T-C (Town Center) Zone [PROPOSED: SC-TC (Service Commercial -
Town Center) General Plan Designation], Ward 6, (Ross).

PLANNING COMMISSION: MAY 11, 2006

CITY COUNCIL: JUNE 7, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: APRIL 12, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MAY 25, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-12175

APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR AN EXISTING OUTDOOR STORAGE/SALES YARD ON 5.22 ACRES AT THE NORTHWEST CORNER OF US-95 NORTH AND TULE SPRINGS ROAD (APNS 125-17-802-003 AND 007), T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER LAND USE DESIGNATION], WARD 6 (ROSS).

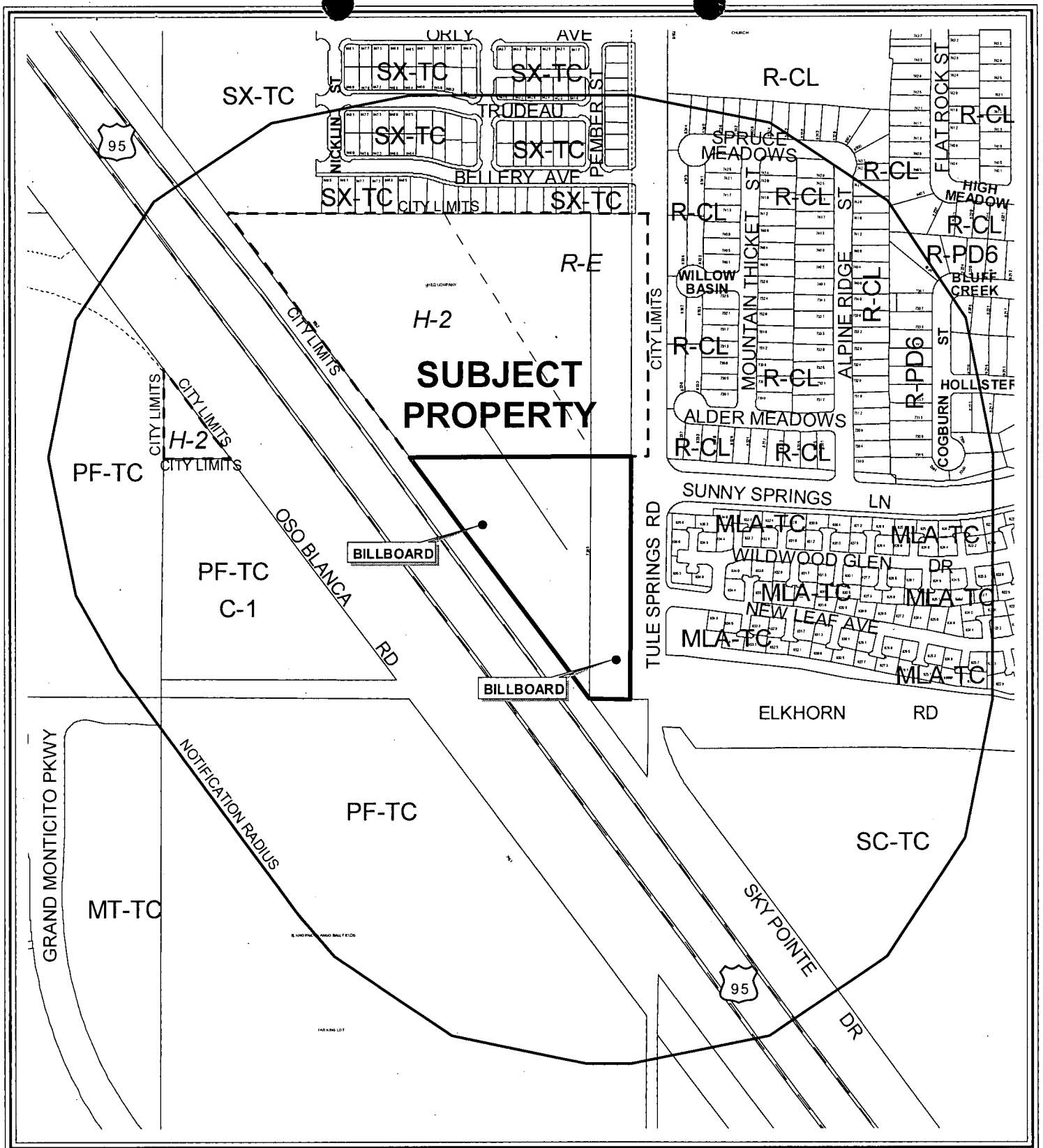
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

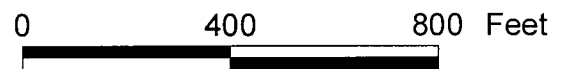


CASE: **SDR-12175**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: MAY 25, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-12175

APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR AN EXISTING OUTDOOR STORAGE/SALES YARD ON 5.22 ACRES AT THE NORTHWEST CORNER OF US-95 NORTH AND TULE SPRINGS ROAD (APNS 125-17-802-003 AND 007), T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TOWN CENTER LAND USE DESIGNATION], WARD 6 (ROSS).

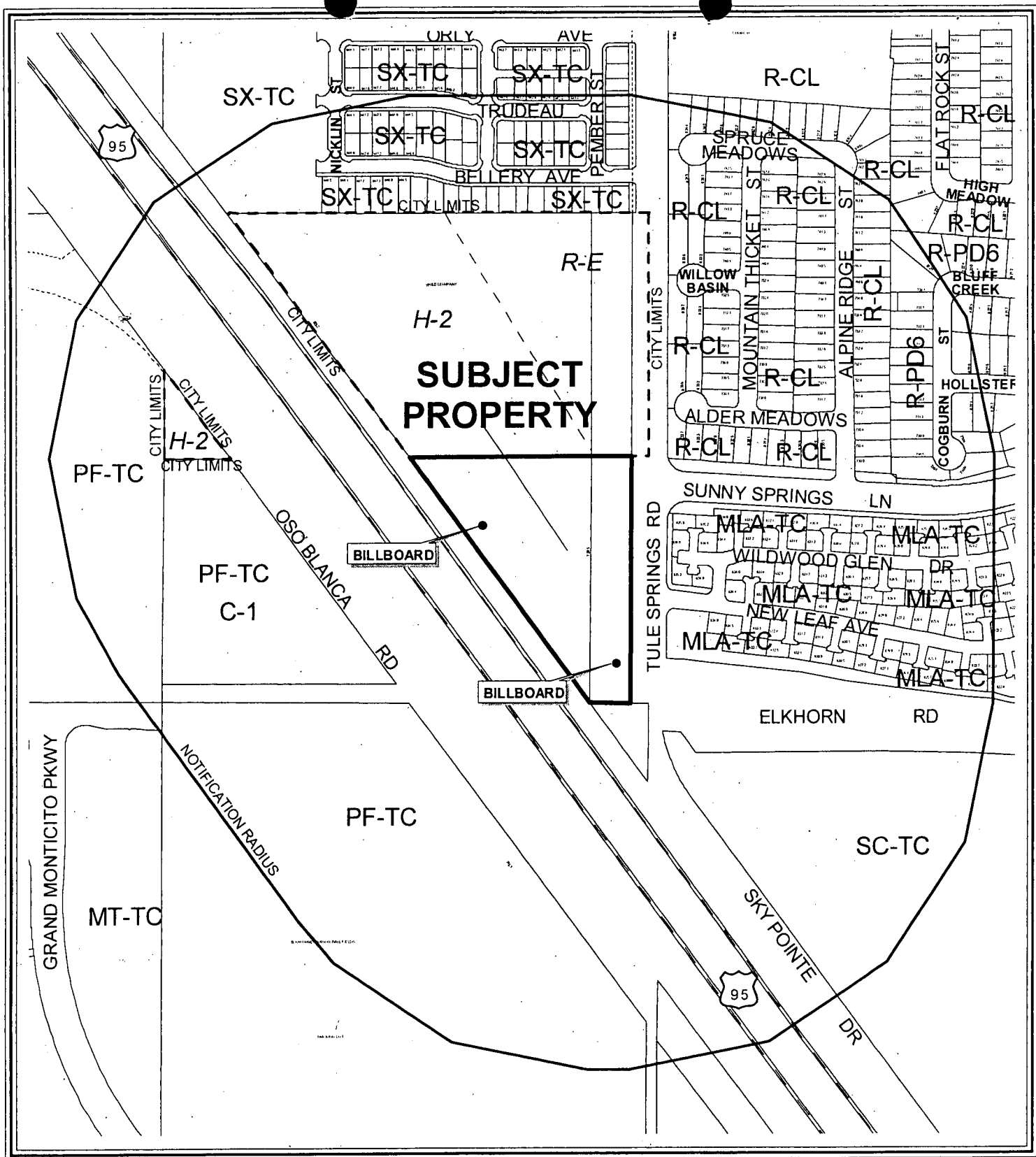
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

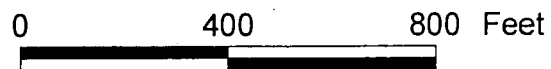


CASE: SDR-12175

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



Project Checklist



Separator Sheet

City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: _____

Applicant Name: Mark NUSall

Telephone: (602)526-1406

Project Number: SDR-12175

Ward Number: _____

STAFF ACTIONS

Initial/Date

Initial/Date

☐ Pre-App. Meeting Date: _____

☐ DRT Outcome: _____

☐ App. Filing Date: 03-28-06

☐ Applicant Contacted: _____

☐ App. Accuracy Checked: _____

☐ Site Visit Completed: _____

☐ Routing Form Sent: 03-31-06

☐ Photos Taken: _____

☐ DRT Meeting Date: 04-11-06

Notes: _____

P. C. ACTIONS

Initial/Date

Initial/Date

☐ Hearing Notice Rec'd: _____

☐ PC Meeting Date: 05-11-06

☐ Hearing Notices Mailed: 04-28-06

☐ PC Action: _____

☐ Draft Report Sent to PC: 05-05-06

☐ Letter to Applicant: 05-12-06

☐ Final Report Reviewed: 05-08-06

☐ PC Minutes Filed: _____

Additional PC Conditions: _____

C. C. ACTIONS

Initial/Date

Initial/Date

☐ CC Report Completed: _____

☐ CC Resolution Filed: _____

☐ CC Meeting Date: _____

☐ CC Minutes Filed: _____

☐ CC Action: _____

☐ Final Plans Submitted: _____

☐ Letter to Applicant: _____

☐ Ordinance Completed: _____

☐ Conditions Checked: _____

☐ RELATED FILES: _____

☐ See ADMINISTRATIVE ACTIONS Sheet

City of Las Vegas
ADMINISTRATIVE ACTIONS

☐ Action:
Date:
Notes:

☐ Action:
Date:
Notes:

☐ Action:
Date:
Notes:

☐ Action:
Date:
Notes:

Plans (PMT)



Separator Sheet

05/25/06 PC





PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF LAS VEGAS PLANNING AND DEVELOPMENT DEPARTMENT PRE-APPLICATION CONFERENCE REQUEST FORM

Applicant/Representative/Contact Person	Today's Date
MARK NUSALL	1-26-06
Business Name	Your Telephone Number
MOON VALLEY NURSERY	602-526-1406

PLEASE PROVIDE US WITH THREE PREFERRED MEETING TIMES FOR YOUR PRE-APPLICATION CONFERENCE. EVERY EFFORT WILL BE MADE TO TRY AND MEET ONE OF THE THREE MEETING DATES YOU HAVE PROVIDED.

1. Date	ASAP	Time	
2. Date	PLS CALL	Time	
3. Date	602-526-1406	Time	

PLEASE PROVIDE THE INFORMATION REQUESTED IN THE SPACE PROVIDED. IF YOU NEED ASSISTANCE PLEASE CONTACT A PLANNER AT (702) 229-6301. PLEASE FAX THIS FORM WHEN COMPLETED TO THE PLANNING AND DEVELOPMENT DEPARTMENT AT (702) 474-0352. IN ADDITION TO THIS FORM, PLEASE PROVIDE A COPY OF YOUR PROPOSED SITE PLAN AND BUILDING ELEVATIONS.

Parcel Number(s)	Current Zoning Designation	Current General Plan
125-17-802-003 -007	SC-TC	TC
Proposed Use: (For example: To allow the sale of beer and wine for off-premise consumption.) OUTDOOR STORAGE FOR GARDEN SUPPLY STORE SALES		
Location: (For example: Southeast corner of Charleston Blvd and Las Vegas Blvd.) NWC TULE SPRINGS & SUNNY SPRINGS		
Site Address of Project: 7375 TULE SPRINGS RD		

REQUIRED LAND USE APPLICATIONS: Please place an "X" in the box which applies to your site.

General Plan Amendment		Rezoning	
Special Use Permit	☒	Variance	
Site Development Plan		Review of Condition	
Master Sign Plan		Other	
Tentative Map (include map name)			

ADDITIONAL INFORMATION: Please complete with any other information available.

Special Planning Areas:	TOWN CENTER SC-TC
Previous Cases:	SDR-3410
Planners Signature:	

2E

7285

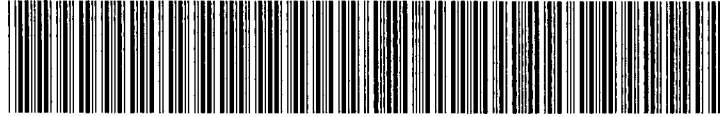
PLANNING AND
DEVELOPMENT

FEB 6 1 43 PM '06

RECEIVED

02/06 @ 3:15 PM
wmark

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

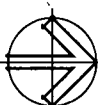
Separator Sheet

H2
PARCEL
125-17-802-001

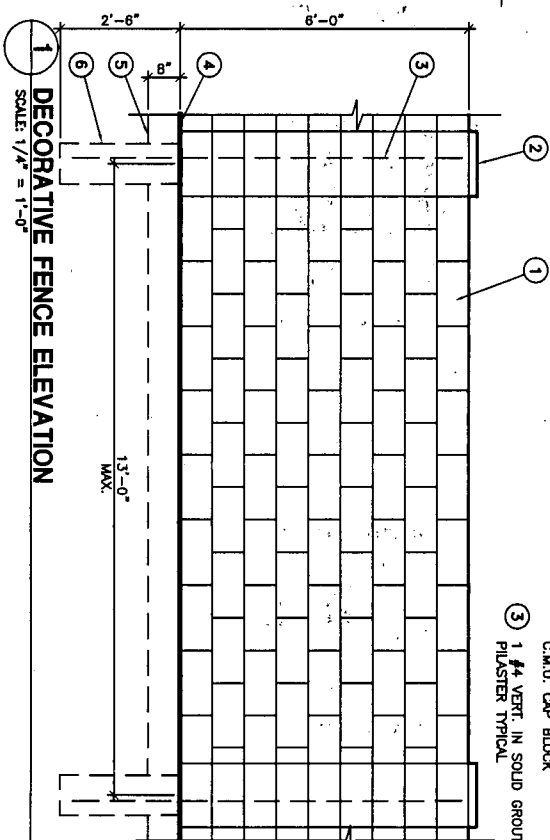
20' ACCESS DRIVE
PARCEL
125-17-802-005

R-G1

VICINITY



- ④ FINISHED GRADE
⑤ 12" WIDE CONT. CONC. FOOTING
⑥ 10" DIA. CONC. PIER
- ① 4" INTERLOCKING BLOCK
(INTERNAL COLOR) W/
9 GA. LADDER JOINT REINF.
AT 18" O.C.
- ② 8" x 2" x 16" SOLID
C.M.U. CAP BLOCK
- ③ 1 1/4" VERT. IN SOLID GROUTED
PIESTER TYPICAL



1 DECORATIVE FENCE ELEVATION
SCALE: 1/4" = 1'-0"

LAND AREA: 5.22 ACRES
PARCEL 125-17-802-003 3.49 ACRES
PARCEL 125-17-802-007 1.73 ACRES

BUILDING AREA: 0 (N/A)
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)
PARKING: 0 (N/A)

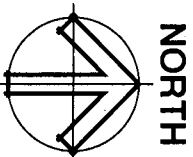
PROPOSED GROWING
YARD
FOR

MOON VALLEY
NURSERY

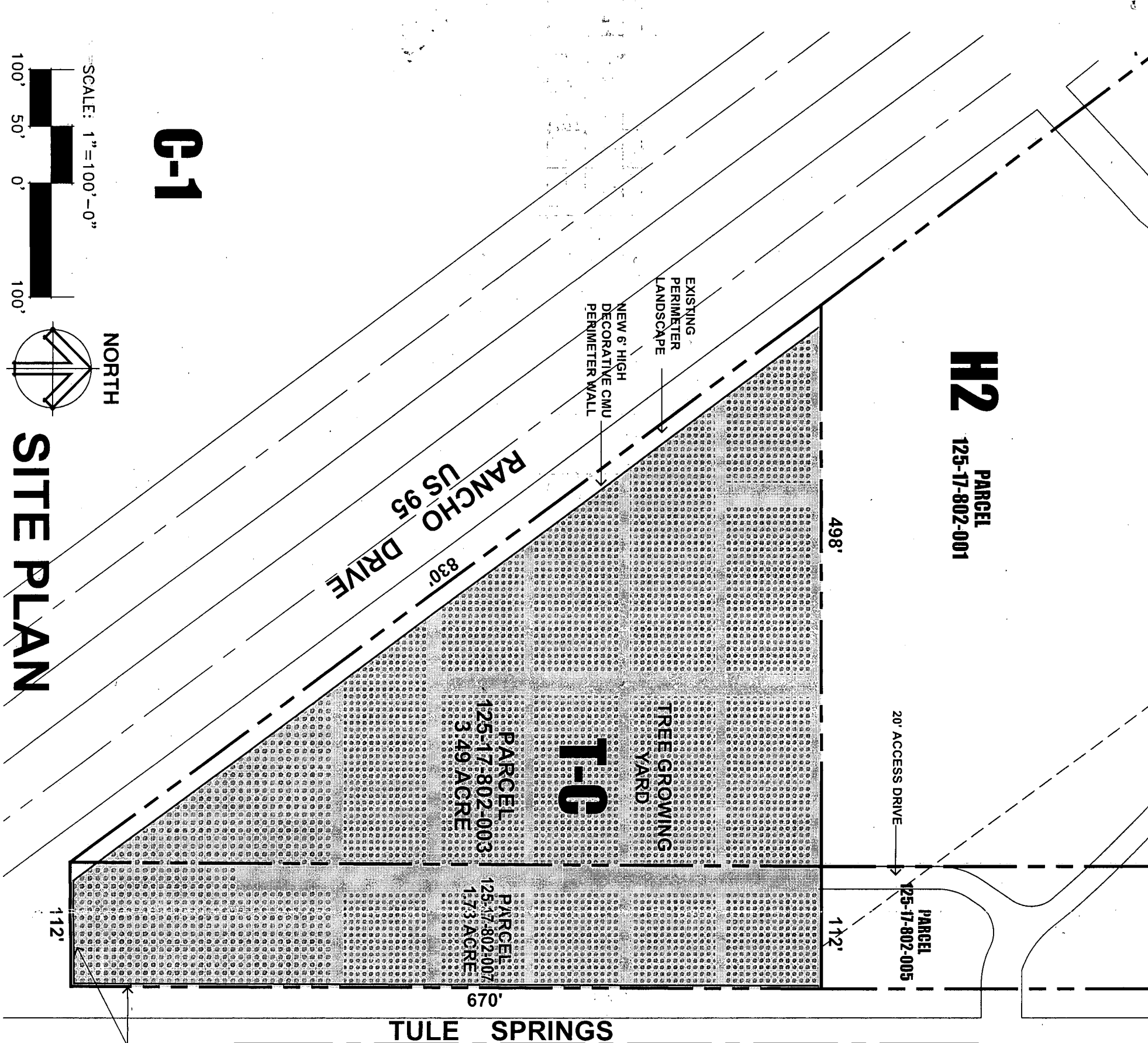
January 31, 2006

G-1

SCALE: 1"=100'-0"



SITE PLAN



NEW 6' HIGH
DECORATIVE CMU
PERIMETER WALL

T-G

H2
PARCEL
125-17-802-001

20' ACCESS DRIVE

498'

112'

PARCEL
125-17-802-005

EXISTING
PERIMETER
LANDSCAPE

NEW 6'-HIGH
DECORATIVE CMU
PERIMETER WALL

TREE-GROWING
YARD

TULE SPRINGS

830'
RANCHO DRIVE
US 95

PARCEL
125-17-802-003
3.49 ACRES

PARCEL
125-17-802-007
1.73 ACRES

6' LANDSCAPE SETBACK WITH
LANDSCAPING PER THE CITY OF
LAS VEGAS LANDSCAPE
REQUIREMENTS, TYPICAL AT
EAST AND SOUTH PROPERTY
LINES

NEW 6'-HIGH
DECORATIVE CMU
PERIMETER WALL

NORTH

SCALE: 1"=100'-0"

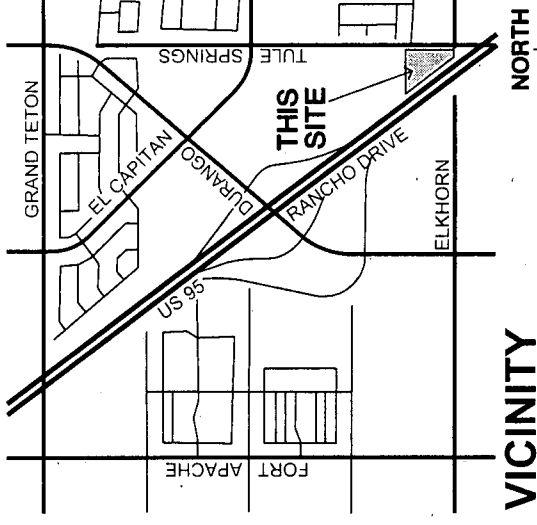


SITE PLAN

C-1

R-01

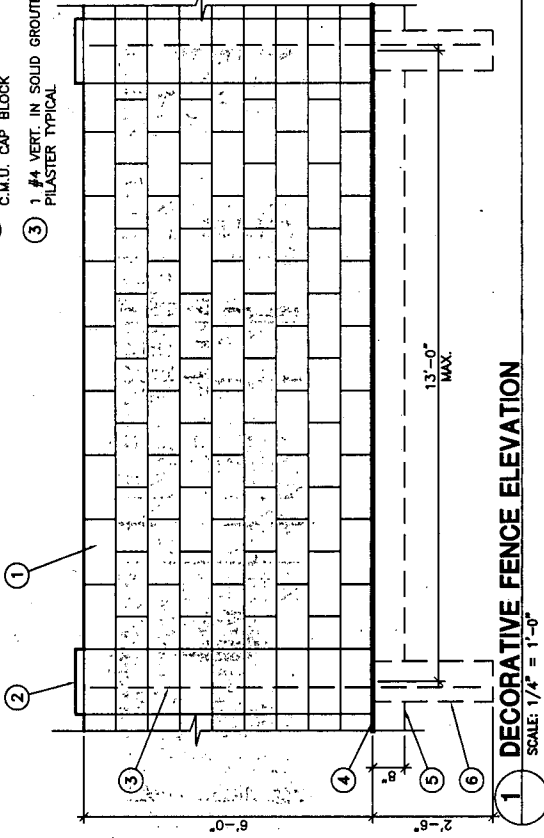
T-0



VICINITY



- ④ FINISHED GRADE
- ⑤ 12" WIDE CONT. CONC. FOOTING
- ⑥ 10" DIA. CONC. PIER
- ① 4" INTERLOCKING BLOCK (INTEGRAL COLOR) W/ 9 GA. LADDER JOINT REINF. AT 16" O.C.
- ② 8"x 2"x 18" SOLID C.M.U. CAP BLOCK
- ③ 1 #4 VERT. IN SOLID GROUTED PILASTER TYPICAL



① DECORATIVE FENCE ELEVATION
SCALE: 1/4" = 1'-0"

LAND AREA:
PARCEL 125-17-802-003 5.22 ACRES
PARCEL 125-17-802-007 3.49 ACRES
PARCEL 125-17-802-007 1.73 ACRES

BUILDING AREA: 0 (N/A)
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)
PARKING: 0 (N/A)

**PROPOSED GROWING
YARD
FOR**

**MOON VALLEY
NURSERY**

RECEIVED
MAR 03 2006

FEBRUARY 28, 2006

SDR-12175
SUP-12177
05/11/06 PC

H2
PARCEL
125-17-802-001

ACCESS DRIVE

PARCEL
125-17-802-005

498'

80'-0" 112'

82 PARKING SPACES
6 LOADING SPACES

accessible spaces

LOADING

EXISTING
PERIMETER
LANDSCAPE

NEW 6' HIGH
DECORATIVE CMU
PERIMETER WALL

RANCHO
US 95
DRIVE
830'

T-G

TREE GROWING
YARD

PARCEL
125-17-802-003
3.49 ACRE

PARCEL
125-17-802-007
1.73 ACRE

670'

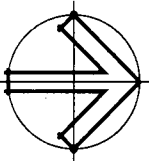
TULE SPRINGS

G-1

SCALE: 1"=100'-0"



NORTH

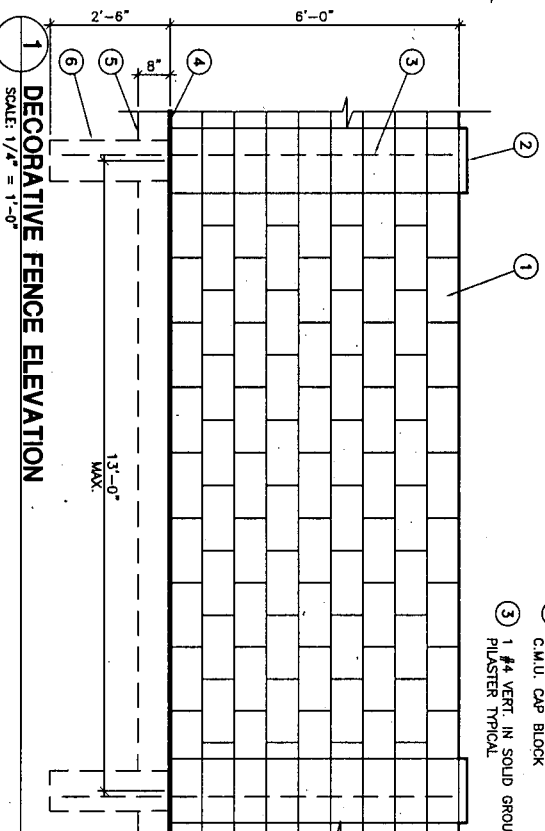
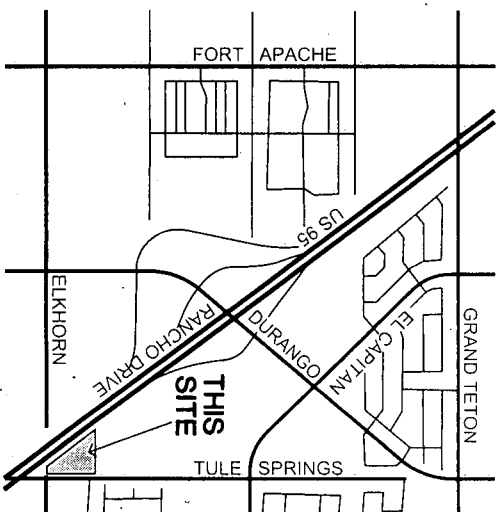


SITE PLAN

R-G1

VICINITY

NORTH



1 DECORATIVE FENCE ELEVATION
SCALE: 1/4" = 1'-0"

LAND AREA:
PARCEL 125-17-802-003 5.22 ACRES
PARCEL 125-17-802-007 1.73 ACRES

BUILDING AREA:
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)
PARKING: 0 (N/A)

GROWING AREA: 193,540 SF
PARKING REQ'D: 193,540/2,500= 78 CARS
PROVIDED: 82 CARS (9'X18')
ACCESSIBLE: 4 CARS (19'X18')
LOADING: 6 SPACES (15'X25')

PROPOSED GROWING

YARD

FOR

MOON VALLEY NURSERY

SUP-12177 SDR-12175
REVISED05/25/06 PC

APRIL 21, 2006

6' LANDSCAPE SETBACK WITH
LANDSCAPING PER THE CITY OF
LAS VEGAS LANDSCAPE
REQUIREMENTS, TYPICAL AT
EAST AND SOUTH PROPERTY
LINES

NEW 6' HIGH
DECORATIVE CMU
PERIMETER WALL

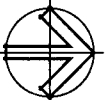
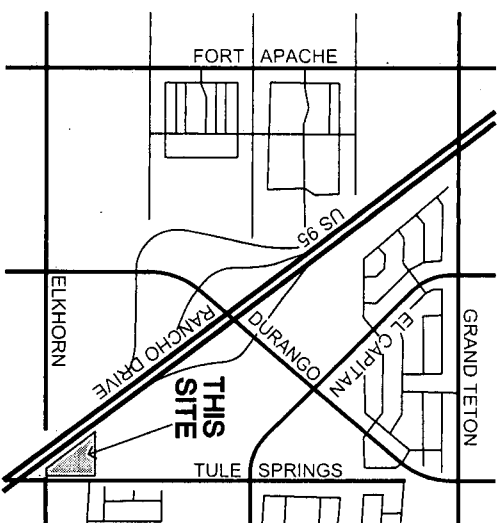
H2
PARCEL
125-17-802-001

20' ACCESS DRIVE

PARCEL
125-17-802-005

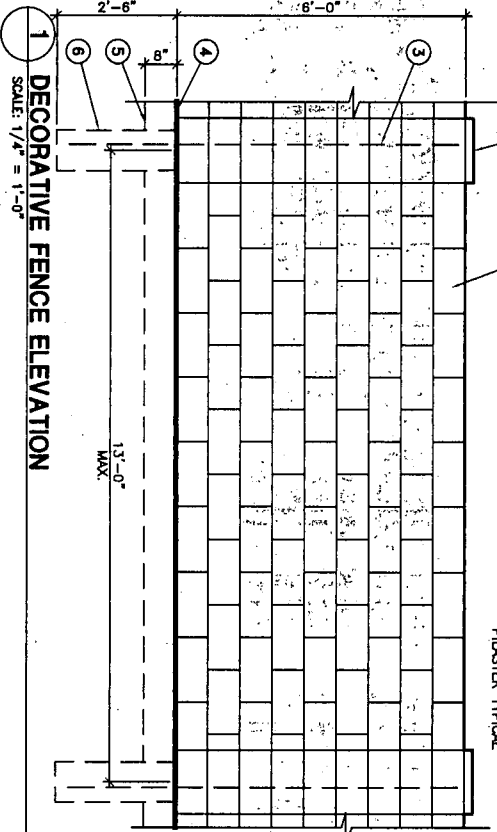
R-G1

VICINITY



- ④ FINISHED GRADE
- ⑤ 12" WIDE CONC. CONC. FOOTING
- ⑥ 10" DIA. CONC. PIER

- ① 4" INTERLOCKING BLOCK (INTERL. COLOR) W/ REINF. AT 16" O.C.
- ② 8"x 2"x 16" SOLID C.M.U. CAP BLOCK
- ③ 1 #4 VERT. IN SOLID GROUTED PLASTER TYPICAL



1 DECORATIVE FENCE ELEVATION
SCALE: 1/4" = 1'-0"

LAND AREA: 5.22 ACRES
PARCEL 125-17-802-003 3.49 ACRES
PARCEL 125-17-802-007 1.73 ACRES

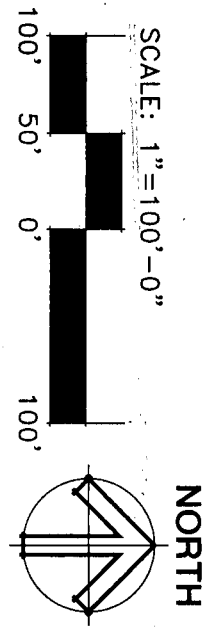
BUILDING AREA: 0 (N/A)
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)
PARKING: 0 (N/A)

PROPOSED GROWING
YARD
FOR
MOON VALLEY
NURSERY

RECEIVED
MAR 0 3 2006

SDR-12175
SUP-12177
05/11/06 PC

FEBRUARY 28, 2006

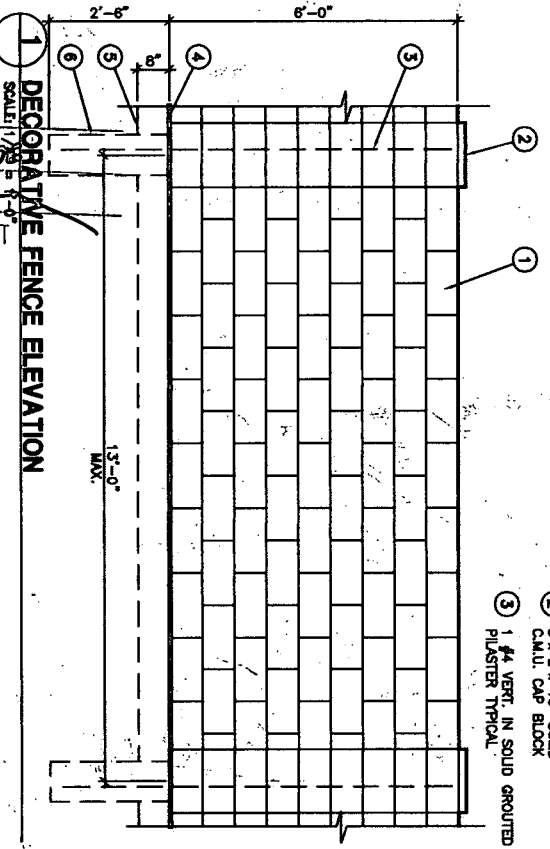
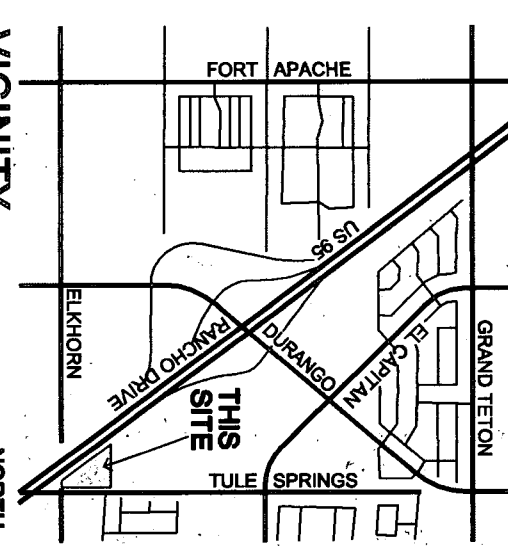
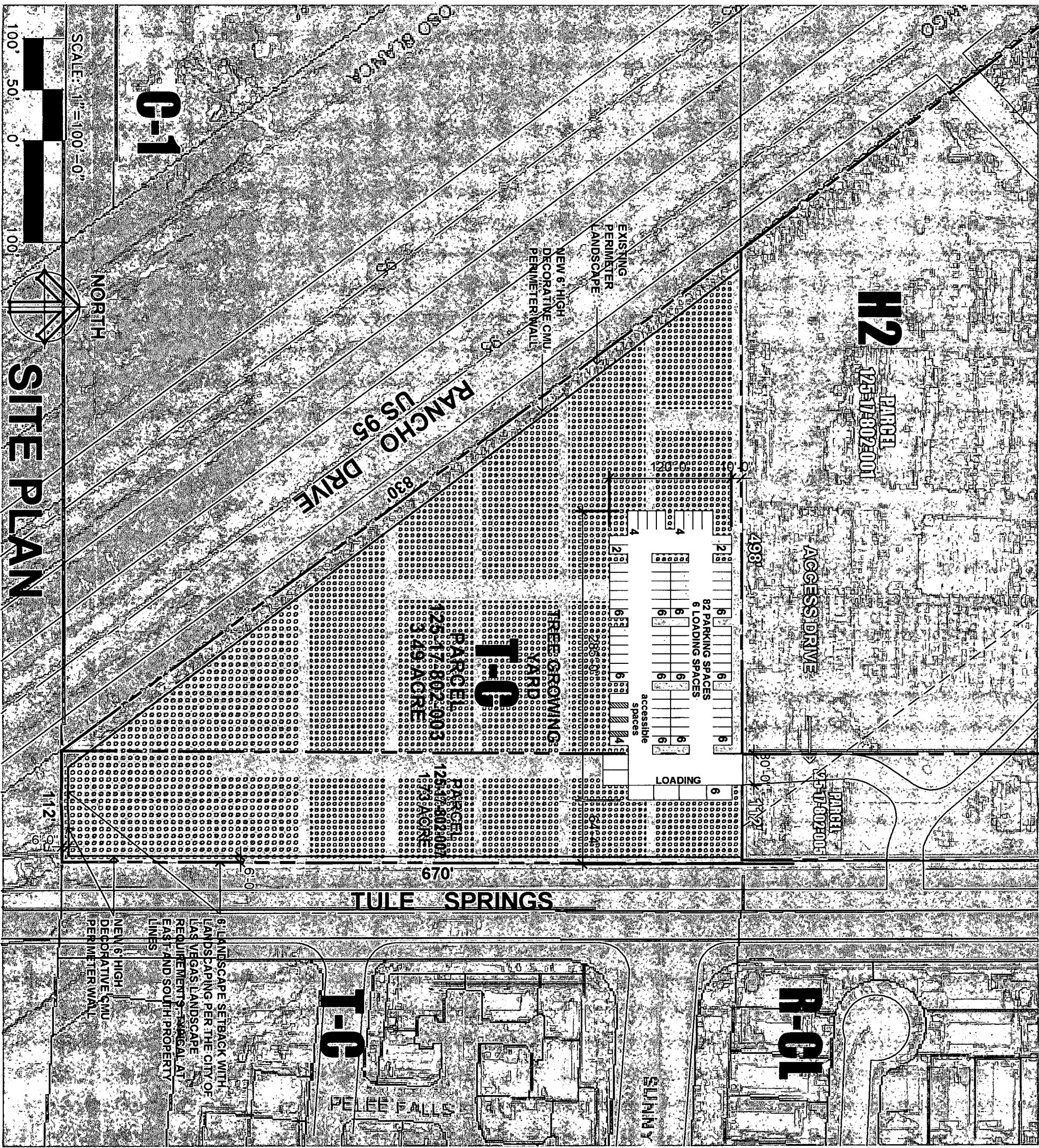


G-1

SITE PLAN

SITE PLAN





APPROVED
CITY COUNCIL DATE: 07-12-06
PLANNING COMMISSION DATE: 5/25/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

LAND AREA:
PARCEL 125-17-802-003 3.49 ACRES
PARCEL 126-17-802-007 1.73 ACRES

BUILDING AREA:
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)

PARKING:
GROWING AREA: 193,540 SF
PARKING REQ'D: 193,540/2,600 = 78 CARS
PROVIDED: 82 CARS (9'X18')
ACCESSIBLE: 4 CARS (19'X18')
LOADING: 6 SPACES (16'X25')

PROPOSED GROWING

YARD

FOR

MOON VALLEY

NURSERY

RECEIVED
APR 26 2006

APRIL 21, 2006

SUP-12177 SDR-12175
REVISED 05/25/06 PC approved CC 6/21/06

Abey to CC-7-12-06

SCANNED

5.11.22

11/11/22
11/11/22
11/11/22

11/11/22