

# Comments

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Separator Sheet

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July 14, 2006

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

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

RE: SUP-12177 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF JULY 12, 2006  
RELATED TO SDR-12175

Dear Applicant:

The City Council at a regular meeting held July 12, 2006 APPROVED the request for a Special Use Permit FOR AN EXISTING OUTDOOR STORAGE/SALES WITHIN TOWN CENTER 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 Plan 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. Conformance to all Minimum Requirements outlined in the "Development Uses" section Town Center Development Standards Manual for Outdoor Storage/Sales use
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12175) shall be required.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

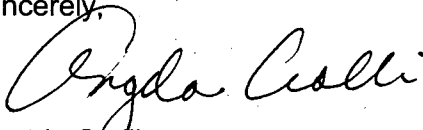
18112-001-06-05  
CLV 7009



E. Nelson  
SUP-12177 – Page Two  
July 14, 2006

5. Within 2 years of approval of this Special Use Permit by City Council, a required review must be heard by the Planning Commission and City Council in order to ensure that all of the requirements for this Special Use Permit and Site Development Plan Review (SDR-12175) have been met.

Sincerely,

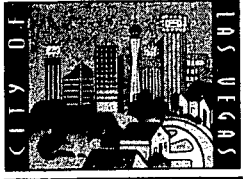


Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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](http://www.lasvegasnevada.gov)

May 26, 2006

E. Nelson  
PO Box 1688  
Las Vegas, Nevada 89125

**RE: SUP-12177 - SPECIAL USE PERMIT**

Dear Applicant:

Your request for a Special Use Permit FOR AN EXISTING OUTDOOR STORAGE/SALES WITHIN TOWN CENTER 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 Plan 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. Conformance to all Minimum Requirements outlined in the "Development Uses" section Town Center Development Standards Manual for Outdoor Storage/Sales use
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12175) shall be required.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. Within 2 years of approval of this Special Use Permit by City Council, a required review must be heard by the Planning Commission and City Council in order to ensure that all of the requirements for this Special Use Permit and Site Development Plan Review (SDR-12175) have been met.

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

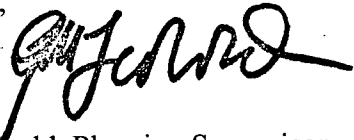




E. Nelson  
SUP-12177 - Page Two  
May 26, 2006

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

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Voice:

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Current Planning 229-6301

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May 12, 2006

E. Nelson  
PO Box 1688  
Las Vegas, Nevada 89125

**RE: SUP-12177 - SPECIAL USE PERMIT**

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  
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



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:**

**SUP-12177**

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

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

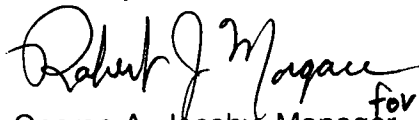
Dear Mr. Leobold:

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

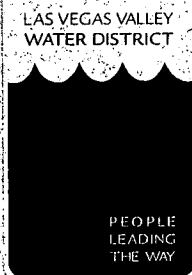
The Las Vegas Valley Water District (District) has reviewed the subject project and has determined that it will not have a significant impact on the capacity of the District's water supply system.

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

# 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](http://www.lasvegasnevada.gov)

March 6, 2006

Moon Valley Nursery  
Mark Nusall  
18047 N Tatum Blvd  
Phoenix, AZ

Subject: Moon Valley Tree-Growing Yard

Dear Sir

Regarding your applications for a Special Use Permit and a Site Development Review, your applications have been deemed incomplete. The items missing are listed below:

- No application for a Special Use Permit (the Planning Department did receive a justification letter and a check for this application, however we need the original, wet inked, signed and notarized application by the property owner)
- No Statement of Financial Interest for the Special Use Permit (the original, wet inked, signed and notarized application by the property owner)
- Special Use Permit requires an additional five site plans (only 19 folded and two rolled and colored plans were received)
- Two 8"x11 1/2" reduced copies of the site plan and landscape plan
- A grant deed with Ed Nelson shown as the owner of the subject parcel or articles of incorporation showing that Ed Nelson can act on behalf of the Wykoff Newberg Corporation

The next closing date is March 14, 2006. The above items need to be received on or before that date for the Department of Planning to be able to process your request for the 04/27/06 Planning Commission Meeting.

Should you have any questions please call me at 229-5408.

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

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



07101-001-07-05

# 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. Riecki, Survey (FM, PM, & A's only)  
**Date:** April 14, 2006  
**Re:** **SUP-12177** Moon Valley Nursery NWC U.S. 95 & Tule Springs Rd.  
Request for a Special Use Permit for outdoor storage/sales within Town Center

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## **COMMENTS:**

We have no comment on the Special Use Permit application to allow outdoor sales/storage within Town Center for property located at the northwest corner of U.S. 95 and Tule Springs Road.

## Carman Burney

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**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.

# DINA Letter

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# Separator Sheet

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City of Las Vegas  
**DINA / PROJECT OF REGIONAL SIGNIFICANCE**  
*Circulation Log*

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Date Mailed / Delivered: 05/03/06

Comments Due Date: 05/18/06

Circulation:

| City of Las Vegas          |                 | Comments |              |
|----------------------------|-----------------|----------|--------------|
| Department/Division        | Name            | Received | Attached Y/N |
| PW Sanitary Sewers         | John Day        |          |              |
| PW Traffic Engineering     | Rick Schroder   |          |              |
| PW Flood Control           | Randy Fultz     |          |              |
| Fire Prevention            | Azarang Mirkhah |          |              |
| Intergov. Services – Metro | Stan Olsen      |          |              |

| Clark County                    |                  | Comments |              |
|---------------------------------|------------------|----------|--------------|
| Department/Division             | Name             | Received | Attached Y/N |
| Current Planning                | Barbara Ginoulas |          |              |
| School District                 | Guy Corrado      |          |              |
| Las Vegas Valley Water District | George Jacoby    |          |              |
| Regional Transportation Com.    | Bruce Turner     |          |              |

| City of North Las Vegas |             | Comments |              |
|-------------------------|-------------|----------|--------------|
| Department/Division     | Name        | Received | Attached Y/N |
| Development Services    | Marc Jordan |          |              |

CITY OF LAS VEGAS  
PLANNING AND DEVELOPMENT DEPARTMENT  
**ENVIRONMENTAL IMPACT ASSESSMENT**

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project 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.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor\* and submitted for evaluation.

|   |           |                                     |
|---|-----------|-------------------------------------|
| ✓ | <b>1</b>  | <b>Project Description</b>          |
| ✓ | <b>2</b>  | <b>Transportation and Traffic</b>   |
| ✓ | <b>3</b>  | <b>Schools</b>                      |
| ✓ | <b>4</b>  | <b>Emergency Services</b>           |
| ✓ | <b>5</b>  | <b>Housing</b>                      |
| ✓ | <b>6</b>  | <b>Mass Transit</b>                 |
| ✓ | <b>7</b>  | <b>Open Space and Recreation</b>    |
| ✓ | <b>8</b>  | <b>Hydrology</b>                    |
| ✓ | <b>9</b>  | <b>Water Quality</b>                |
| ✓ | <b>10</b> | <b>Utilities and Service System</b> |

\* Bold question numbers denote minimum NRS requirements

**SUP-12177    SDR-12175**  
**REVISED    05/25/06 PC**

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**Applicant Information**

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as \_\_\_\_\_, located at

7200 N RANCHO DR  
LV, NV, 89131

This document is being prepared by:

Company Name: MOON VALLEY NURSERIES

Address: 9040 SEASTERN

LV, NV, 89123

Contact Person:

Name: MARK A. NUSALL

Title: COO

Telephone: 602 526-1406

Fax: 602 277-6560

E-mail: N/A

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature:

Mark A. Nusall

Date:

4/15/06

Name:

Title:

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**1** Project Description

- 1.a Project title: TREE GROWING YARD  
1.b Application #: SUP-12177 ; SDR-12175  
1.c Project location: RANCHO DR (4395) + TULE SPRINGS  
1.d Project sponsor

Name: MARK A. NUSALL (COO MOON VALLEY NURSERY)  
Address: 9040 S EASTERN LV, NV.  
Telephone: 602-526-1406 89123

1.e G. P. designation:

1.f Zoning: TC

1.g Project description: TREE GROWING YARD

Total site acreage: 5.22 ACRES

i) Residential

Total units: NA

FAR per Lot: NA

Lot Coverage per Lot: NA

ii) Hospitality

Total rooms: NA

Total entertainment: NA

iii) Commercial

Total S.F.: 5.22 ACRES

Total FAR: 0

Total Lot Coverage: 5.22 ACRES

1.h Briefly describe the project's surrounding land use and setting:

North: MOON VALLEY NURSERY

East: TC + RESIDENTIAL

South: INTERSECTION + OVERPASS

West: 4395

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

Narrative: QUIETLY NURTURE OUR TREES  
FOR FUTURE SAKE

ENVIRONMENTAL IMPACT ASSESSMENT

## 2 Transportation and Traffic

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: YES

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: 98 SPACES

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: NO

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: SITE WOULD HAVE SUFFICIENT ACCESS

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: TOLD NOT NECESSARY AT THIS TIME PER DOUG.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**3** Schools

3.a What is the total number of proposed residential units? *NA*

Conventional units: *NA*

Age-restricted units: *NA*

3.b Based upon the student generation factors utilized by Clark County School District<sup>1</sup> what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

Junior High/Middle School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

High School

School name:

Distance from site<sup>2</sup>:

Number of pupils:

<sup>1</sup> See Exhibit 1

<sup>2</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

## 4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: LU FIRE STATION # 41  
Existing proposed: 6989 N BUFFALO DR LU NO 89131  
Distance from site<sup>3</sup>: 1 MILE

Police

Name of the facility: NORTHWEST AREA POLICE STATION  
Existing proposed: 9850 W CHEYENNE LU  
Distance from site<sup>3</sup>: 7 MILES

Emergency Services

Name of the facility: XPRESS CARE  
Existing proposed: 6525 N BUFFALO DR #130  
Distance from site<sup>3</sup>: 1.4 MILES

- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain:

NO

<sup>3</sup> Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**5 Housing**

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: *NA*

- 5.b Would the project displace or eliminate existing housing? *NO*

Explain:

- 5.c What are the project characteristics, in terms of:

Density:

Height:

Gated community:

Housing Type:

Home ownership:

*NO HOUSES INVOLVED*

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain:

*SEE 5.C*



City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**6** Mass Transit

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name:

Location:

Distance from site<sup>4</sup>:

N/A

- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain:

NO

- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain:

WE ARE UNDER THE ASSUMPTION  
THIS PAGE WOULD APPLY IF  
WE WERE BUILDING HOUSES, WHICH  
WE ARE NOT. IMPACTS ON MASS  
TRANSIT SHOULD NOT BE AFFECTED,

<sup>4</sup> Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**7** Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing<sup>5</sup> or planned<sup>6</sup> (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: MTN RIDGE OSA BLANCA

Location: DURANGO 4215

Distance from site<sup>7</sup>: .3 MILES

Community Park

Park name: CADWALLADER COMM SCHOOL

Location: BUFFALO & ELK HORN

Distance from site<sup>7</sup>: 1.2 MILES

Regional Park

Park name:

Location:

Distance from site<sup>7</sup>:

? MAYBE N/A

- 7.b Based upon 1990 US Census population table<sup>8</sup>, what would be the total population generated by the proposed project?

Explain:  $\emptyset$

- 7.c How much public parkland would be included in the proposed project?

Explain:  $\emptyset$

- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: N/A

<sup>5</sup> See Exhibit 2

<sup>6</sup> See Exhibit 3

<sup>7</sup> Attach a map indicating the straight distance from the project property line to the park property line.

<sup>8</sup> See Exhibit 4.

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**8 Hydrology**

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: *NO*

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain:

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: *NO*

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: *NO*

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: *N/A*

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: *NO*

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain:

*WE FEEL THE ONLY RUNOFF  
CHANGE WOULD BE THAT  
CREATED BY OUR PARKING  
SPACE ADDITION.*

Service Address: 7252 N RANCHO DR

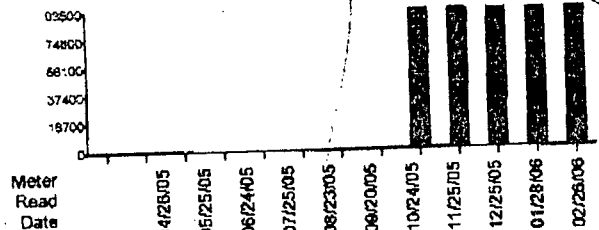
This Service Is In Watering Group A

| Meter # | Size | Current Reading | Current Read Date | Previous Reading | Previous Read Date | Usage in 1000 Gallons |
|---------|------|-----------------|-------------------|------------------|--------------------|-----------------------|
| 0492481 | 2"   | 14924           | 02/26/06          | 12213            | 01/28/06           | 2711                  |

Average Daily Use in Gallons

Previous Billing Period 93500

This Billing Period 93482



Billing Period: 01/28/06 - 02/26/06

Total # of Days: 29  
Billed Usage 2711

Meter #: 0492481

Service Charge \$0.382 x 29 Days

11.08

Tier #1 39 x \$1.05

40.95

Tier #2 38 x \$1.75

66.50

Tier #3 484 x \$2.38

1,104.32

Tier #4 2,170 x \$3.02

6,553.40

1 x 2" Backflow(s) @ .1278

3.71

SNWA Commodity Charge 2,711 x \$0.10

271.10

SNWA Reliability Surcharge

201.28

Subtotal

\$8,252.34

(1) 1988-

(2)

Date Posted 3/30/06

Date Paid

Check NO.

End of Jan - m.d for

Aug. 3.04

Detach this portion and return with your payment



☐ Check box for address change. Print on reverse side.

☐ Check box for information on paying electronically.

Pay by Phone or Internet:

1-800-252-2011

870-4194

lvvwd.com

Service Address: 7252 N RANCHO DR

Bill Date: 03/15/2006

| Account Number | Unpaid Balance | Total Charges Due 04/10/2006 | Total Amount Due |
|----------------|----------------|------------------------------|------------------|
| 8265542962     | \$0.00         | \$44,742.14                  | \$44,742.14      |

001159



Make check payable to "Water District"

MOON VALLEY NURSERY VEGAS LLC  
7252 N RANCHO DR  
LAS VEGAS NV 89131-1801

Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, NV 89153



82655429620000000000004474214

MOON VALLEY VEGASRYD

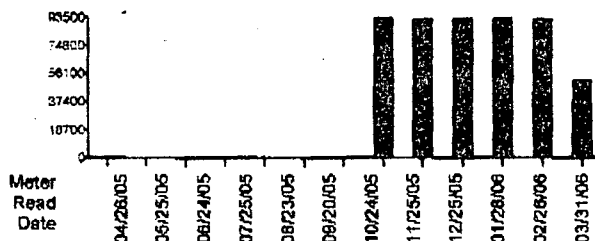
702260166

04/28/2006 14:02

Service Address: 7252 N RANCHO DR

This Service is in Watering Group A

| Meter # | Size | Current Reading | Current Read Date | Previous Reading | Previous Read Date | Usage in 1000 Gallons |
|---------|------|-----------------|-------------------|------------------|--------------------|-----------------------|
| 0492481 | 2"   | 16644           | 03/31/06          | 14924            | 02/26/06           | 1720                  |

Average  
Daily Use  
in GallonsPrevious  
Billing  
Period  
93483This  
Billing  
Period  
52121

Billing Period: 02/27/06 - 03/31/06

Total # of Days: 33

Meter #: 0492481

Billed Usage 1720

Service Charge \$0.382 x 33 Days

12.61

Tier #1 44 x \$1.05

46.20

Tier #2 44 x \$1.75

77.00

Tier #3 528 x \$2.38

1,256.64

Tier #4 1,104 x \$3.02

3,334.08

1 x 2" Backflow(s) @ .1278

4.22

SNWA Commodity Charge 1,720 x \$0.10

172.00

SNWA Reliability Surcharge

122.57

Subtotal

\$5,025.32



Spring watering restrictions in effect March 1-April 30:

Sprinkler watering is limited to 3 assigned days a week.



Detach this portion and return with your payment


☐
Check box for address change.  
Print on reverse side.
☐
Check box for information on  
paying electronically.

Pay by Phone or Internet:

1-800-252-2011

870-4194

lvvwd.com

Service Address: 7252 N RANCHO DR

Bill Date: 03/31/2006

001545

MOON VALLEY NURSERY VEGAS LLC  
7252 N RANCHO DR  
LAS VEGAS NV 89131-1801



Make check payable to "Water District"

Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, NV 89153



826554296200044742140004976746

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**9** Water Quality

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: EXISTING

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: NO

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain:

USING OUR GROSS ACREAGE  
AND OUR WATER BILLS, (SEE  
ATTACHED) WE HAVE CALCULATED  
FEB 27 TO MAR 31ST OUR WATER  
CONSUMPTION ON 5.22 ACRES WOULD  
HAVE BEEN 498,802 GALLONS,  
JAN 29TH TO FEB 26 WOULD HAVE  
BEEN 286,189 GALLONS

City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

|           |                                     |
|-----------|-------------------------------------|
| <b>10</b> | <b>Utilities and Service System</b> |
|-----------|-------------------------------------|

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: *NO*

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by - applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: *N/A*

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: *NO*

10.d Would the proposed project generate any industrial waste?

Explain: *NO*

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 1**

Clark County School District  
April 9, 2002

2001-2001 Valley-wide Student Yields

| Grade  | Student Yield |              |
|--------|---------------|--------------|
|        | Single-Family | Multi-Family |
| K-5    | 0.245         | 0.163        |
| 6-8    | 0.123         | 0.066        |
| 9-12   | 0.137         | 0.062        |
| P & 13 | 0.004         | 0.002        |

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.



City of Las Vegas  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 2**

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Existing City Parks  
(Map 1, pp. 11)

| Parks Name              | Classification |   |   | Acres |
|-------------------------|----------------|---|---|-------|
|                         | N              | C | R |       |
| Aloha Shores Park       | X              |   |   | 4.03  |
| Angel Park              | X              |   |   | 6.11  |
| AnSan Sister City Park  | X              |   |   | 7.83  |
| Baker Park              | X              |   |   | 6.78  |
| Bob Baskin Park         | X              |   |   | 6.18  |
| Bruce Trent Park        | X              |   |   | 10.00 |
| Buckskin Basin          | X              | X |   | 39.17 |
| Charleston Heights Park | X              |   |   | 3.90  |
| Charleston Heights      | X              |   |   | 7.12  |
| Chester A. Stupak Park  | X              |   |   | 1.23  |
| Children's Mem. Park    | X              | X |   | 29.82 |
| Coleman Park            | X              |   |   | 4.00  |
| Cragin Park             | X              |   |   | 3.27  |
| Dexter Park             | X              |   |   | 4.70  |
| Doolittle Park          | X              |   |   | 15.28 |
| Ed Fountain Park        | X              | X |   | 29.82 |
| Ethel Pearson Park      | X              |   |   | 2.59  |
| Fitzgerald Tot Lot      | X              |   |   | 0.70  |
| Freedom Park            | X              | X | X | 68.08 |
| Hadland Park            | X              |   |   | 13.64 |

| Parks Name               | Classification |   |   | Acres |
|--------------------------|----------------|---|---|-------|
|                          | N              | C | R |       |
| Heers Park               | X              |   |   | 7.07  |
| Hills Park               | X              |   |   | 13.50 |
| Huntridge Circle Park    | X              |   |   | 3.14  |
| James Gay III Park       | X              |   |   | 7.18  |
| Jaycee Park              | X              |   |   | 18.40 |
| Lorenzi Park             | X              | X | X | 59.37 |
| Lubertha Johnson Park    | X              |   |   | 1.60  |
| Mary Dutton Park         | X              |   |   | 0.20  |
| Mirabelli Park           | X              |   |   | 1.41  |
| Pueblo Park(s)           | X              |   |   | 5.09  |
| Rafael Rivera Park       | X              |   |   | 9.28  |
| Rainbow Family Park      | X              | X |   | 26.48 |
| Elkhorn/Durango Fields   | X              | X |   |       |
| Rotary Park              | X              |   |   | 3.34  |
| Stewart Place Park       | X              |   |   | 3.45  |
| Wayne Bunker Family Pk   | X              |   |   | 13.75 |
| W. Charleston Lions Park | X              |   |   | 4.50  |
| Wildwood Park            | X              |   |   | 1.24  |
| Woofert Family Park      | X              |   |   | 9.22  |
| Clarence Ray Park        | X              |   |   | 0.10  |

N: Neighborhood Park

C: Community Park

R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

### EXHIBIT 3

City of Las Vegas  
Master Plan – Parks Element  
March 15, 2000

Planned City Parks  
(Map 12, pp. 49)

| Parks Name                   | Classification |   |   | Acres      |
|------------------------------|----------------|---|---|------------|
|                              | N              | C | R |            |
| Fort Apache/Log Cabin Park   | X              |   |   | TBD        |
| Jones/Iron Mountain Park     | X              | X | X | TBD        |
| Grand Canyon/Bardley Park    | X              | X |   | 40.0/34.0  |
| Fort Apache/Elkhorn Park     | X              |   |   | TBD        |
| Elkhorn/Durango Ballfields   | X              | X |   | TBD        |
| Deer Springs Park            | X              | X |   | 110.0/40.0 |
| Deer Springs/Thom Park       | X              | X |   | TBD        |
| Regional Sports Park         | X              | X |   | 60.00      |
| Ann/Cimmaron Park            | X              |   |   | 2.50       |
| Cheyenne/Jensen              | X              | X |   | 20.00      |
| Metro Park                   | X              |   |   | 17.00      |
| Alexander/Diamond Ridge Park | X              |   |   | TBD        |
| Cheyenne/Durango Park        | X              | X | X | 5.0/61.5   |
| Northwest Soccer Park        | X              | X |   | TBD        |
| Summerlin Sports Park        | X              |   |   | TBD        |
| Pioneer/Silver Ridge Park    | X              |   |   | TBD        |
| AnSan Sister City Park       | X              |   |   | TBD        |
| Buffalo/Oakey Park           | X              | X |   | 42.5/30.0  |
| Pioneer/O'Bannon Park        | X              |   |   | TBD        |
| Oakey/Redwood Park           | X              | X |   | 28.00      |
| Heritage Park                | X              |   |   | TBD        |
| Dog Fanciers Park            | X              |   |   | 0.5/6.0    |
| Bonanza/Honolulu Park        | X              |   |   | TBD        |

N: Neighborhood Park   C: Community Park   R: Regional Park

*City of Las Vegas*  
ENVIRONMENTAL IMPACT ASSESSMENT

**EXHIBIT 4**

US Census Bureau  
1990

Persons per Units by Units in Structure by Owner and Renter Occupied  
(City of Las Vegas, US Census Bureau, 1990 STF-1)

| <b>Owner Occupied</b>              | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 2.82                    |
| Single Family Attached (Townhouse) | 2.14                    |
| Condominiums                       |                         |
| 2 to 19 units                      | 1.92                    |
| 20 to 49 units                     | 1.86                    |
| 50 or more units                   | 1.35                    |
| Mobile Home or Trailer             | 2.05                    |

| <b>Renter Occupied</b>             | <b>Persons per Unit</b> |
|------------------------------------|-------------------------|
| Single Family Detached             | 3.33                    |
| Single Family Attached (Townhouse) | 2.79                    |
| Apartments                         |                         |
| 2 to 19 units                      | 2.23                    |
| 20 to 49 units                     | 1.82                    |
| 50 or more units                   | 1.76                    |
| Mobile Home or Trailer             | 1.87                    |

# 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](http://www.lasvegasnevada.gov)

March 6, 2006

Moon Valley Nursery  
Mark Nusall  
18047 N Tatum Blvd  
Phoenix, AZ

Subject: Moon Valley Tree-Growing Yard

Dear Sir

Regarding your applications for a Special Use Permit and a Site Development Review, your applications have been deemed incomplete. The items missing are listed below:

- No application for a Special Use Permit (the Planning Department did receive a justification letter and a check for this application, however we need the original, wet inked, signed and notarized application by the property owner)
- No Statement of Financial Interest for the Special Use Permit (the original, wet inked, signed and notarized application by the property owner)
- Special Use Permit requires an additional five site plans (only 19 folded and two rolled and colored plans were received)
- Two 8"x11 1/2" reduced copies of the site plan and landscape plan
- A grant deed with Ed Nelson shown as the owner of the subject parcel or articles of incorporation showing that Ed Nelson can act on behalf of the Wykoff Newberg Corporation

The next closing date is March 14, 2005. The above items need to be received on or before that date for the Department of Planning to be able to process your request for the 04/27/06 Planning Commission Meeting.

Should you have any questions please call me at 229-5408.

Sincerely,

Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:clc

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





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

Jacob L. Snow,  
General Manager

RECEIVED  
JUN 07 2006

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

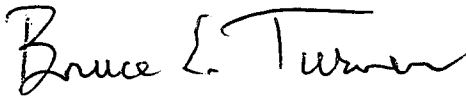
Gary Leobold, Planning Supervisor  
May 30, 2006  
Page 2

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,

A handwritten signature in black ink that reads "Bruce L. Turner". The signature is written in a cursive, flowing style.

BRUCE TURNER, AICP  
Planning Manager

BET: pb

cc: Dante Bongolan  
David Yancy

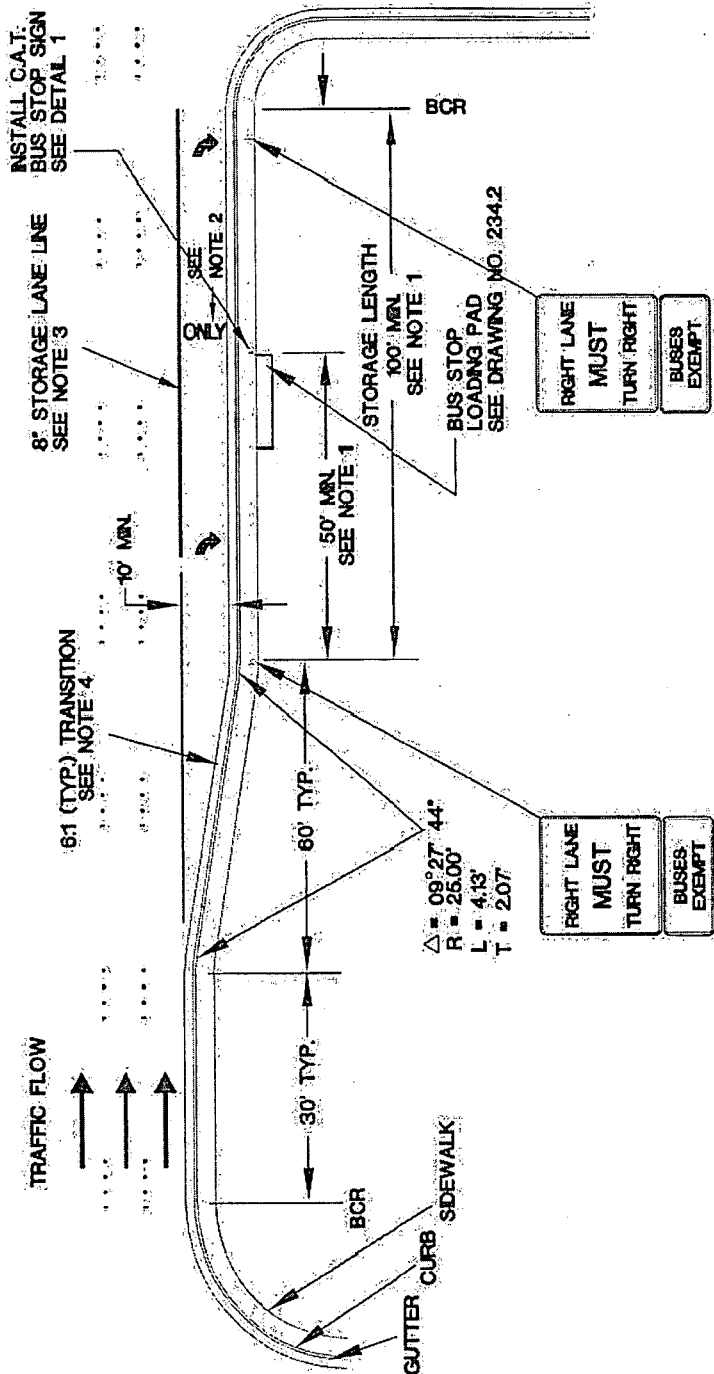
COMMERCIAL DRIVEWAY  
INTO PROPERTY



(ROUTE #)

DETAIL 1  
BUS ROUTE  
SIGN

RECEIVED  
JUN 07 2006



NOTES:

1. IF 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 LANE. SYMBOLS SHALL BE APPROVED TYPE 1 PAVEMENT MARKING FILM.
3. STORAGE LANE LINE SHALL BE APPROVED TYPE 1 PAVEMENT MARKING FILM, OR IF 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

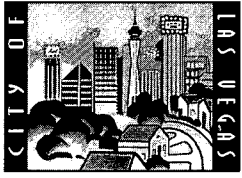
|     |                                                    |
|-----|----------------------------------------------------|
| 302 | AGGREGATE BASE                                     |
| 501 | CONCRETE                                           |
| 502 | CONCRETE STRUCTURES                                |
| 628 | PAINTING TRAFFIC STRIPING,<br>PAVEMENT MARKINGS... |

UNIFORM STANDARD DRAWINGS  
CLARK COUNTY AREA

BUS STOP PLACEMENT WITHIN  
EXCLUSIVE RIGHT TURN LANE  
FOR COMMERCIAL PROPERTIES

DATE 05-19-05 DWG. NO. 234.3 PAGE 40.3

# 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](http://www.lasvegasnevada.gov)

Moon Valley Nursery  
Mark Nusall  
18047 N Tatum Blvd  
Phoenix, AZ

Date: 04/12/06

Subject: Moon Valley Tree-Growing Yard/SDR-12175/SUP-12117

Dear Sir

Regarding your applications for an Outdoor Storage/Sales lot (Tree-Growing Yard), this use requires one parking space per 2,500 square feet of outdoor display. This application requires 98 parking spaces or a Variance application for parking. Please provide an updated site plan showing the required parking or submit an application for a parking Variance. Please provide the Department of Planning either the revised site plan or the Parking Variance application by 4/17/06. If you are unable to make this deadline the items will need to be pulled from the 5/11/06 Planning Commission agenda and set for a new date.

Should you have any questions please call me at 229-5408.

Sincerely,

Douglas Rankin  
Planning

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





# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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Moon Valley Nursery  
Mark Nusall  
18047 N Tatum Blvd  
Phoenix, AZ

Date: 04/06/06

Subject: Moon Valley Tree-Growing Yard/SUP-12177

Dear Sir

Regarding your applications for a Special Use Permit, your application has been deemed incomplete. Any Special Use Permit located within 500 feet of the City of Las Vegas boundary with Clark County must submit as a Project of Regional Significance. Please fill out the questionnaire located on the City web site at <http://www.lasvegasnevada.gov/files/DINA-PRS.doc>. The Department of Planning will need this completed and filed by 4/14/06.

Should you have any questions please call me at 229-5408.

Sincerely,

Douglas Rankin  
Planning

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



TRANSMISSION VERIFICATION REPORT

TIME : 04/06/2006 13:15  
NAME : PLANNING & DEVELOPMT  
FAX : 7023857268  
TEL : 7023857268  
SER.# : BROL3J937062

DATE, TIME  
FAX NO./NAME  
DURATION  
PAGE(S)  
RESULT  
MODE

04/06 13:15  
16022776560  
00:00:24  
01  
OK  
FINE  
ECM

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](http://www.lasvegasnevada.gov)

Moon Valley Nursery  
Mark Nusall  
18047 N Tatum Blvd  
Phoenix, AZ

Date: 04/06/06

Subject: Moon Valley Tree-Growing Yard/SUP-12177

Dear Sir

Regarding your applications for a Special Use Permit, your application has been deemed incomplete. Any Special Use Permit located within 500 feet of the City of Las Vegas boundary with Clark County must submit as a Project of Regional Significance. Please fill out the questionnaire located on the City web site at <http://www.lasvegasnevada.gov/files/DINA-PRS.doc>. The Department of Planning will need this completed and filed by 4/14/06.

Should you have any questions please call me at 229-5408.

Sincerely,

Douglas Rankin  
Planning

# Extraction List

---



Separator Sheet

---

13/9

PARCELS 299  
LABELS 150

# Report of All Selected Parcels

C  
SUP-12177  
SP-12175

Printed On: Fri: May 5, 2006

| Owner                          | Case Number: | Address                                    | Parcel Number |
|--------------------------------|--------------|--------------------------------------------|---------------|
| 8237 NEW LEAF TRUST            |              | 2245 N GREEN VALLEY PKWY #344 HENDERSON NV | 12516497025   |
| ADAMS KAROLINE D               |              | 8216 HOLLISTER AVE LAS VEGAS NV            | 12516497026   |
| AKYEMPON NAB E                 |              | 3346 CATTARAGUS AVE CULVER CITY CA         | 12516497004   |
| ALTA MONTECITO L P             |              | 15150 N HAYDEN RD #104 SCOTTSDALE AZ       | 12516497001   |
| AMERICAN GEAR REDUCTION INC    |              | P O BOX 62467 BOULDER CITY NV              | 12516497017   |
| AMERICAN GEAR REDUCTION INC    |              | P O BOX 62467 BOULDER CITY NV              | 12516497002   |
| ANDRADE DIRCE M                |              | 8316 NEW LEAF AVE LAS VEGAS NV             | 12516497016   |
| ANDRES JOSE C & PAZ R          |              | 695 E NAPLES ST CHULA VISTA CA             | 12516421062   |
| ARELLANO MARGARITA Y           |              | 7317 MOUNTAIN THICKET ST LAS VEGAS NV      | 12516414027   |
| ASSALONE KENNETH P & DONNA L B |              | 7409 ALPINE RIDGE ST LAS VEGAS NV          | 12516421071   |
| AVILA MARTHA                   |              | 8261 NEW LEAF AVE LAS VEGAS NV             | 12520510002   |
| BALLANTYNE DAVID L             |              | 7401 FLAT ROCK ST LAS VEGAS NV             | 12517802005   |
| BALLE PETER MARIO              |              | 2616 W CHARLESTON BLVD LAS VEGAS NV        | 12517802007   |
| BANNOURAH MICHEL I & RITA M    |              | 22780 ALLISON WY BRAMBLETON VA             | 12516421146   |
| BARNETT PAUL J & LINDA S       |              | 1095 AMBERTON LN NEWBURY PARK CA           | 12516415030   |
| BATEMAN BRETT LEE & STEPHANI T |              | 8305 ALDER MEADOWS AVE LAS VEGAS NV        | 12516415050   |
| BELL DANA                      |              | 7320 ALPINE RIDGE ST LAS VEGAS NV          | 12516415018   |
| BENDER THERESA A & CHRISTIN J  |              | 7429 ALPINE RIDGE ST LAS VEGAS NV          | 12516421068   |
| BENSON HEATHER                 |              | 8217 HOLLISTER AVE LAS VEGAS NV            | 12516311033   |
| BERTRAM STEPHEN A & KATHLEEN M |              | 8333 WILLOW BASIN CT LAS VEGAS NV          | 12516312018   |
| BOANSARE FELICIA               |              | 8321 NEW LEAF ACE LAS VEGAS NV             | 12516421061   |
| BONI DANELLE                   |              | 7428 ALPINE RIDGE ST LAS VEGAS NV          | 12516414002   |
| BORCHERS ROBERT L & ROXANA R   |              | 7401 ALPINE RIDGE ST LAS VEGAS NV          | 12516415065   |
| BOULIER HOWARD                 |              | 8337 ALDER MEADOWS AVE LAS VEGAS NV        | 12516415006   |
| BROWN SUSAN                    |              | 2425 CRANE CT NO LAS VEGAS NV              | 12516312031   |
|                                |              |                                            | 12516414015   |
|                                |              |                                            | 12516415047   |
|                                |              |                                            | 12516421079   |
|                                |              |                                            | 12516312005   |
|                                |              |                                            | 12516415020   |
|                                |              |                                            | 12516415057   |
|                                |              |                                            | 12516312029   |

## Report of All Selected Parcels

Case Number: SUP-12177

Printed On: Fri: May 5, 2006

| Owner              | Address                                                     | Parcel Number |
|--------------------|-------------------------------------------------------------|---------------|
| BROWN SUSAN        | 8108 KIMWOOD AVE LAS VEGAS NV                               | 12516312013   |
| BUNKERS ROSMARIE E | 8337 WILLOW BASIN CT LAS VEGAS NV                           | 12516415046   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711026   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711034   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711033   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711032   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711031   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711063   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711029   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711025   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711010   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711049   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711027   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711035   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711028   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711030   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711052   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711042   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517702012   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711043   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711051   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711050   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711048   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711047   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711044   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711036   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711041   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711040   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711065   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711039   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711038   |
| C M LAND LLC       | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711037   |

## Report of All Selected Parcels

Case Number: SUP-12177

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| Owner        | Address                                                     | Parcel Number |
|--------------|-------------------------------------------------------------|---------------|
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711046   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711001   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711020   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710011   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711019   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711009   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710010   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711061   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711008   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711007   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711055   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711005   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711021   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711002   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711006   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711011   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710030   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711045   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711060   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711056   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710033   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710025   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710029   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710026   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710028   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710027   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711003   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711004   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711018   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711062   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711013   |
| C M LAND LLC | %J PARNES 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711054   |

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Case Number: SUP-12177

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| Owner                            | Address                                                      | Parcel Number |
|----------------------------------|--------------------------------------------------------------|---------------|
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711064   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517710031   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711014   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711024   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711017   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711023   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711053   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711016   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711022   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711015   |
| C M LAND L L C                   | %J PARNESS 2920 N GREEN VALLEY PKWY BLDG 8 #811 HENDERSON NV | 12517711012   |
| CAIRNS MURRAY WESLEY & RACHEL E  | 7320 MOUNTAIN THICKET ST LAS VEGAS NV                        | 12516415033   |
| CANTU ADAN M & MINDY S           | 7341 COGBURN ST LAS VEGAS NV                                 | 12516414029   |
| CARPENTER KAREN                  | 410 N CIVIC DR #507 WALNUT CREEK CA                          | 12516415013   |
| CARTER EDITH I                   | 7337 ALPINE RIDGE ST LAS VEGAS NV                            | 12516415010   |
| CARTER EDITH I ETAL              | 7337 ALPINE RIDGE ST LAS VEGAS NV                            | 12516415022   |
| CATES BEVERLY A & RICHARD L      | 7300 ALPINE RIDGE ST LAS VEGAS NV                            | 12516415001   |
| CLIMO THOMAS A & JAN C           | 7300 COGBURN ST LAS VEGAS NV                                 | 12516414012   |
| COBB LEROY B & JEANETTE R LIV TR | 1129 S MARYLAND PKWY LAS VEGAS NV                            | 12516415040   |
| COFFIN DOUGLAS S JR & FERN N     | 7417 MOUNTAIN THICKET ST LAS VEGAS NV                        | 12516312023   |
| CORCORAN THOMAS P & JOSEPHINE M  | 8281 NEW LEAF AVE LAS VEGAS NV                               | 12516421073   |
| CORMIER ROBERT T & KATHLEEN M    | 7321 COGBURN ST LAS VEGAS NV                                 | 12516414033   |
| COX MANDY J & JEREMY J           | 7409 MOUNTAIN THICKET LAS VEGAS NV                           | 12516415039   |
| CRAFT MICHAEL J & TONI M         | 7425 ALPINE RIDGE ST LAS VEGAS NV                            | 12516312032   |
| D A L B L L C                    | 6840 ANTLER CT LAS VEGAS NV                                  | 12516414028   |
| DAVIS PATRICK W                  | 7304 MOUNTAIN THICKET ST LAS VEGAS NV                        | 12516415029   |
| DELANO ROLANDO A & ESTER A       | 8301 NEW LEAF AVE LAS VEGAS NV                               | 12516421074   |
| DIJAMCO JOIE J & YON K           | 8333 ALDER MEADOWS AVE LAS VEGAS NV                          | 12516415058   |
| DOW ALAN A & ROXANE              | 8336 SPRUCE MEADOWS AVE LAS VEGAS NV                         | 12516312016   |
| DRESSER ROBERT & MARYBETH        | 6275 PARK ST LAS VEGAS NV                                    | 12516421065   |
| DWYER DEBORAH & JOSEPH           | 7329 ALPINE RIDGE ST LAS VEGAS NV                            | 12516415024   |
| ESCOBIDO LANCE P & MELINDA       | 7312 MOUNTAIN THICKET LAS VEGAS NV                           | 12516415031   |

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| Owner                           | Address                               | Parcel Numbe |
|---------------------------------|---------------------------------------|--------------|
| FOTTRELL WILLIAM M & D M FAM TR | 6175 N CONQUISTADOR ST LAS VEGAS NV   | 12516312038  |
| FREEMAN ANTHONY D & VICTORIA A  | 7427 MOUNTAIN THICKET ST LAS VEGAS NV | 12516312030  |
| FREEMAN BARBARA JOAN            | 7333 COGBURN ST LAS VEGAS NV          | 12516414030  |
| FRYE RANDY E                    | 8232 NEW LEAF AVE LAS VEGAS NV        | 12516421135  |
| GARRETT JAMES DALTON & LINDA K  | 7325 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415048  |
| GATELEY JASON K & TERESA B      | 7341 ALPINE RIDGE ST LAS VEGAS NV     | 12516415021  |
| GILDORE GILBERT & MARLENE       | 8336 WILLOW BASIN CT LAS VEGAS NV     | 12516415069  |
| GIONETTI GIORGIO                | 8248 NEW LEAF AVE LAS VEGAS NV        | 12516421139  |
| GRANT PATRICIA A                | 7301 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415054  |
| GREEN LORRIE E                  | 8313 ALDER MEADOWS AVE LAS VEGAS NV   | 12516415063  |
| GRIMANDO LOUIS JOHN             | 8332 WILLOW BASIN CT LAS VEGAS NV     | 12516415068  |
| GUZMAN ORLANDO & CARMEN         | 8272 NEW LEAF AVE LAS VEGAS NV        | 12516421142  |
| HAGERTY DAVID E & PATTY         | 7416 ALPINE RIDGE ST LAS VEGAS NV     | 12516312036  |
| HARDIN DAVE                     | 8221 HOLLISTER AVE LAS VEGAS NV       | 12516414014  |
| HARPE DONNA JEAN                | 8341 SPRUCE MEADOWS AVE LAS VEGAS NV  | 12516312020  |
| HARRIS CLEOPATRA S              | 7304 COGBURN ST LAS VEGAS NV          | 12516414013  |
| HARRIS-WILLIAMS RHONDA          | 8253 NEW LEAF AVE LAS VEGAS NV        | 12516421066  |
| HEILIG BLANCHE M                | 7324 ALPINE RIDGE ST LAS VEGAS NV     | 12516415007  |
| HIRANO YASUO & AYAKO            | 7405 ALPINE RIDGE ST LAS VEGAS NV     | 12516415019  |
| HIRTLE JOYCE C                  | 7337 ALPINE RIDGE ST LAS VEGAS NV     | 12516415003  |
| HUELSMANN TROY & BRANDEE        | 8325 ALDER MEADOWS AVE LAS VEGAS NV   | 12516415060  |
| HUNTER BILL J                   | 8329 NEW LEAF AVE LAS VEGAS NV        | 12516421081  |
| JOHNSON NOAH                    | 8264 NEW LEAF AVE LAS VEGAS NV        | 12516421141  |
| JOHNSON VERNESHA                | 5115 CROWN CYPRESS LAS VEGAS NV       | 12516421063  |
| KNOWLES CHARLENE                | 7313 COGBURN ST LAS VEGAS NV          | 12516414035  |
| KYRIAKAKI CHRISOULI             | 8225 BLUFF CREEK AVE LAS VEGAS NV     | 12516420019  |
| LAGOR MARK D & JUNE E           | 5836 CALVERTS ST LAS VEGAS NV         | 12516414032  |
| LANGHAM RICHARD                 | 7316 ALPINE RIDGE ST LAS VEGAS NV     | 12516415005  |
| LARSEN DAVID & LORI             | 7401 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415041  |
| LAURENT DOREEN E                | 8224 WILDWOOD GLEN DR LAS VEGAS NV    | 12516421032  |
| LEHTINEN KEVIN L                | 7321 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415049  |
| LLOYD LINDA W                   | 7309 MOUNTAIN THICKETT LAS VEGAS NV   | 12516415052  |



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| <u>Owner</u>                  | <u>Address</u>                        | <u>Parcel Number</u> |
|-------------------------------|---------------------------------------|----------------------|
| LYNN KEITH & DEANNA L         | 7417 ALPINE RIDGE ST LAS VEGAS NV     | 12516312037          |
| LYON SCOTT                    | 8332 ALDER MEADOWS AVE LAS VEGAS NV   | 12516415055          |
| MAHONEY AARON                 | 8229 NEW LEAF AVE LAS VEGAS NV        | 12516421060          |
| MANDEL MICHAEL & PAMELA       | 11409 VIA SPIGA DR LAS VEGAS NV       | 12516415027          |
| MARCH MICHAEL A               | 8269 NEW LEAF AVE LAS VEGAS NV        | 12516421070          |
| MARESH DEANA L                | 8321 ALDER MEADOWS LAS VEGAS NV       | 12516415061          |
| MARQUEZ ANTHONY               | 8316 SPRUCE MEADOWS AVE LAS VEGAS NV  | 12516312011          |
| MARQUEZ SOFIA C               | 480 CASCADE WY SALINAS CA             | 12516421078          |
| MARSEE MICHELE R & VICKY S    | 7408 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415038          |
| MASANGKAY FRANKIE             | 8313 NEW LEAF AVE LAS VEGAS NV        | 12516421077          |
| MCCRORY DAVID S & TAMARA J    | 7337 COGBURN ST LAS VEGAS NV          | 12516401010          |
| MERTENS GREGORY J             | 7329 COGBURN ST LAS VEGAS NV          | 12516414031          |
| MEYER ROBERT J & BARBARA A    | 7304 ALPINE RIDGE ST LAS VEGAS NV     | 12516415002          |
| MILLER KYLE                   | 7309 COGBURN ST LAS VEGAS NV          | 12516414036          |
| MILLER TROY                   | 8265 NEW LEAF AVE LAS VEGAS NV        | 12516421069          |
| MONTOYA ANDRES                | 8245 NEW LEAF AVE LAS VEGAS NV        | 12516421064          |
| MURRAY CHERIE K               | 7340 ALPINE RIDGE ST LAS VEGAS NV     | 12516415011          |
| MURRAY KIMBERLY J             | 7313 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415051          |
| MUSICANT ALLEN J              | 5017 WILD BUFFALO AVE LAS VEGAS NV    | 12516421067          |
| NAUSCHUETZ JEFFREY & DANIELLE | 7321 ALPINE RIDGE ST LAS VEGAS NV     | 12516415026          |
| NAVARRETE FRANK JR            | 8228 BLUFF CREEK AVE LAS VEGAS NV     | 12516420018          |
| OCHOA JOSE & MARIA            | 8325 NEW LEAF AVE LAS VEGAS NV        | 12516421080          |
| OLSEN CHRISTOPHER T & CARON L | 7324 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415034          |
| PAGE JAMES D & MARY E         | 7316 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415032          |
| PALMERI DEBORAH L             | 7328 ALPINE RIDGE ST LAS VEGAS NV     | 12516415008          |
| PANKOV ALICIA E & DMITRIY Y   | 8240 NEW LEAF AVE LAS VEGAS NV        | 12516421137          |
| PAPPAS CAROL J & HARRY J      | 1224 CASHMAN DR LAS VEGAS NV          | 12517801003          |
| PEREZ JEAN M                  | 8308 NEW LEAF AVE LAS VEGAS NV        | 12516421145          |
| PINAL MATT                    | 7404 MOUNTAIN THICKET ST LAS VEGAS NV | 12516415037          |
| PORTER TERRY F & ANN E        | 816 QUARRY RD ISLE LA MOTTE VT        | 12516415036          |
| R E M REAL ESTATE TRUST       | 7332 ALPINE RIDGE ST LAS VEGAS NV     | 12516415009          |
| RABE HERMAN C JR              | 7400 ALPINE RIDGE LAS VEGAS NV        | 12516415012          |

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| <u>Owner</u>                   | <u>Address</u>                                         | <u>Parcel Number</u> |
|--------------------------------|--------------------------------------------------------|----------------------|
| RABINOWITZ BENJAMIN J          | 8277 NEW LEAF AVE LAS VEGAS NV                         | 12516421072          |
| RAMSEY CYNTHIA KAY             | 8288 NEW LEAF AVE LAS VEGAS NV                         | 12516421144          |
| RANCHO DRIVE-TULE SPRINGS RD   | 7321 W CHARLESTON BLVD LAS VEGAS NV                    | 12521102001          |
| RANCHO DRIVE-TULE SPRINGS RD   | %ROMANO REALTY INC 6773 W CHARLESTON BLVD LAS VEGAS NV | 12521101002          |
| RANCHO DRIVE-TULE SPRINGS RD   | 7321 W CHARLESTON BLVD LAS VEGAS NV                    | 12521101001          |
| RAU BRAD                       | 7305 COGBURN ST LAS VEGAS NV                           | 12516414037          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421091          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421099          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421088          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421089          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421105          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421108          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421104          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421101          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421097          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421109          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421107          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421102          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421085          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421096          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421093          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421092          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421090          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421087          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421106          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421103          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421100          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421007          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421019          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421018          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421006          |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV            | 12516421031          |

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| Owner                          | Address                                     | Parcel Number |
|--------------------------------|---------------------------------------------|---------------|
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421015   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421023   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421014   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421003   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421002   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421010   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421086   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421001   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421030   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421027   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421026   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421083   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421084   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421082   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421022   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421011   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421013   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421110   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421008   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421009   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421012   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421098   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421094   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421004   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421016   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421025   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421017   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421020   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421095   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421021   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421029   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421024   |

## Report of All Selected Parcels

Case Number: SUP-12177

Printed On: Fri: May 5, 2006

| Owner                          | Address                                     | Parcel Number |
|--------------------------------|---------------------------------------------|---------------|
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421028   |
| RICHMOND AMERICAN HOMES NEVADA | 9970 W CHEYENNE AVE, SUITE 100 LAS VEGAS NV | 12516421005   |
| RIDER FAE B                    | 7300 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516415028   |
| ROSEQUIST KARLA KAYE TRUST     | 3812 WHITE PLAINS LAS VEGAS NV              | 12516312039   |
| RUDKIN MELANI KIM              | 8336 ALDER MEADOWS AVE LAS VEGAS NV         | 12516415056   |
| SANDOVAL-DESANTIAGO FERNANDO   | 8332 SPRUCE MEADOWS LAS VEGAS NV            | 12516312015   |
| SANFORD-SMITH STEPHANIE        | 7333 ALPINE RIDGE ST LAS VEGAS NV           | 12516415023   |
| SEPULVEDA RICARDO O            | 8280 NEW LEAF AVE LAS VEGAS NV              | 12516421143   |
| SMITH JOHN F & FAYE E          | 1723 LEONARD LN LAS VEGAS NV                | 12516312012   |
| SMITH TODD A                   | 7305 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516415053   |
| SOUTHERLAND WES                | 8309 ALDER MEADOWS AVE LAS VEGAS NV         | 12516415064   |
| SPODAREK RALPH E & GERALDINE   | 7412 ALPINE RIDGE ST LAS VEGAS NV           | 12516415067   |
| SPORER KEVIN C & VIENNA MARIE  | 702 TIVOLI ST SAN LEANDRO CA                | 12516312003   |
| STACEY BRAD J & CHRISTINA      | 8345 SPRUCE MEADOWS AVE LAS VEGAS NV        | 12516312019   |
| STANFIELD GARY K & DOLORES V   | 8100 DAWNING FLOWER AVE LAS VEGAS NV        | 12516312014   |
| STOEFFLER FAMILY TRUST         | 7421 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516312022   |
| STROM SUSAN & JAMES A          | 8256 NEW LEAF AVE LAS VEGAS NV              | 12516421140   |
| TARALLO CHRISTINE              | 13855 ARCHWOOD ST VAN NUYS CA               | 12516415017   |
| TAUBER ESTHER & REFAEL         | 8309 NEW LEAF AVE LAS VEGAS NV              | 12516421076   |
| TEICH SHARON R                 | 7425 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516312021   |
| THIGHMAN ALFRED A              | 8236 NEW LEAF AVE LAS VEGAS NV              | 12516421136   |
| THILL FLOYD G                  | 7328 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516415035   |
| TOLASSA TEFERI J               | 7416 MOUNTAIN THICKET ST LAS VEGAS NV       | 12516312028   |
| TRIBETT FAMILY TRUST           | 8329 ALDER MEADOWS AVE LAS VEGAS NV         | 12516415059   |
| TRUJILLO ROSS G & MIRNA I      | 8317 ALDER MEADOWS AVE LAS VEGAS NV         | 12516415062   |
| TRUONG CHANH                   | 7424 ALPINE RIDGE ST LAS VEGAS NV           | 12516312004   |
| TURNER MIGNON C                | 239 W LEMON AVE MONROVIA CA                 | 12516415066   |
| TYLER THOMAS H JR              | 7301 COGBURN ST LAS VEGAS NV                | 12516414038   |
| USA                            | 400 E STEWART AVE LAS VEGAS NV              | 12520501003   |
| USA                            | 400 E STEWART AVE LAS VEGAS NV              | 12520501002   |
| USA                            | %CITY CLERK 400 STEWART AVE LAS VEGAS NV    | 12517801001   |
| V & J DEVELOPMENT L L C        | 26 SANKATY CIR HENDERSON NV                 | 12516415014   |

## Report of All Selected Parcels

Case Number: SUP-12177

Printed On: Fri: May 5, 2006

| <u>Owner</u>                 | <u>Address</u>                       | <u>Parcel Number</u> |
|------------------------------|--------------------------------------|----------------------|
| VALENCIA HOLLY               | 7312 ALPINE RIDGE ST LAS VEGAS NV    | 12516415004          |
| VALENZUELA RAMON O & NEREIDA | 8244 NEW LEAF AVE LAS VEGAS NV       | 12516421138          |
| VAN WINKLE T S               | 8340 SPRUCE MEADOWS AVE LAS VEGAS NV | 12516312017          |
| VOGEL JENNIFER               | 7317 COGBURN ST LAS VEGAS NV         | 12516414034          |
| WEBSTER SHAUN C & DAWN       | 7325 ALPINE RIDGE ST LAS VEGAS NV    | 12516415025          |
| WINKEL VON K                 | 8237 HIGH MEADOW AVE LAS VEGAS NV    | 12516311034          |
| WYKOFF NEWBERG CORP          | P O BOX 62467 BOULDER CITY NV        | 12517801002          |
| WYKOFF NEWBERG CORP          | P O BOX 62467 BOULDER CITY NV        | 12517802001          |
| WYKOFF NEWBERG CORP          | P O BOX 62467 BOULDER CITY NV        | 12517802003          |
| YAN-CASE YUE                 | 8305 NEW LEAF AVE LAS VEGAS NV       | 12516421075          |
| ZACHARA DOLORES R            | 7421 ALPINE RIDGE ST LAS VEGAS NV    | 12516312033          |

# Deed

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# Separator Sheet

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# ANNUAL LIST OF OFFICERS, DIRECTORS AND AGENTS OF:

AMERICAN GEAR REDUCTION, INC.

FOR THE PERIOD FEB 2006 TO 2007. DUE BY FEB 28, 2006.

The Corporation's duly appointed resident agent in the State of Nevada upon whom process can be served is:



C1180-1989

## COPY

STANLEY W PARRY  
300 S. FOURTH STREET  
SUITE 1201  
LAS VEGAS NV 89101

*Paid 12-26-05  
#181 \$125 Sec. State  
#182 \$100 Curran & Parry*

FILING FEE: \$125

☐ IF THE ABOVE INFORMATION IS INCORRECT, PLEASE CHECK THIS BOX AND A CHANGE OF RESIDENT AGENT/ADDRESS FORM WILL BE SENT.

THE ABOVE SPACE IS FOR OFFICE USE ONLY

PLEASE READ INSTRUCTIONS BEFORE COMPLETING AND RETURNING THIS FORM.

1. Include the names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. There must be at least one director. Last year's information may have been preprinted. If you need to make changes, cross out the incorrect information and insert the new information above it. An officer must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional directors, attach a list of them to this form.
3. Return the completed form with the filing fee shown above. A \$75 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. Make your check payable to the Secretary of State. To receive a certified copy, enclose an additional \$30.00 and appropriate instructions.
5. Return the completed form to: Secretary of State, 202 N. Carson St., Carson City, NV 89701-4201. (775) 684-5708.
6. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE - AS SHOWN ABOVE PENALTY: \$75.00

Check all that apply:

- ☐ This corporation is a publicly-traded corporation. If so, Central Index Key number is: \_\_\_\_\_
- ☐ This publicly-traded corporation is not required to have a Central Index Key number.

|                |         |                              |               |
|----------------|---------|------------------------------|---------------|
| NAME           |         | TITLE(S)                     |               |
| E. NELSON      |         | PRESIDENT (OR EQUIVALENT OF) |               |
| P.O. BOX       | ADDRESS | CITY                         | ST. ZIP       |
| P.O. BOX 62467 |         | BC                           | NV 89006--246 |
| NAME           |         | TITLE(S)                     |               |
| E. NELSON      |         | SECRETARY (OR EQUIVALENT OF) |               |
| P.O. BOX       | ADDRESS | CITY                         | ST. ZIP       |
| P.O. BOX 62467 |         | BC                           | NV 89006--246 |
| NAME           |         | TITLE(S)                     |               |
| E. NELSON      |         | TREASURER (OR EQUIVALENT OF) |               |
| P.O. BOX       | ADDRESS | CITY                         | ST. ZIP       |
| P.O. BOX 62467 |         | BC                           | NV 89006--246 |
| NAME           |         | TITLE(S)                     |               |
| E. NELSON      |         | DIRECTOR                     |               |
| P.O. BOX       | ADDRESS | CITY                         | ST. ZIP       |
| P.O. BOX 62467 |         | BC                           | NV 89006--246 |

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 360.780 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

*E. Nelson*

*12/1/05*

## ANNUAL LIST OF OFFICERS, DIRECTORS AND AGENTS OF:

COPY

WYKOFF NEWBERG CORPORATION

FOR THE PERIOD APR 2005 TO 2006. DUE BY APR 30, 2005.



C2277-1980

The Corporation's duly appointed resident agent in the  
State of Nevada upon whom process can be served is:

STANLEY W PARRY  
300 S. FOURTH STREET  
SUITE 1201  
LAS VEGAS NV 89101

Paid 3-16-05

# 1209 \$125<sup>00</sup> Sec. State# 1210 \$100<sup>00</sup> Cannon & Perry

FILING FEE:

\$125

☐ IF THE ABOVE INFORMATION IS INCORRECT, PLEASE CHECK THIS BOX AND  
A CHANGE OF RESIDENT AGENT/ADDRESS FORM WILL BE SENT.

THE ABOVE SPACE IS FOR OFFICE USE ONLY

PLEASE READ INSTRUCTIONS BEFORE COMPLETING AND RETURNING THIS FORM.

1. Include the names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. There must be at least one director. Last year's information may have been preprinted. If you need to make changes, cross out the incorrect information and insert the new information above it. An officer must sign the form. FORM WILL BE RETURNED IF UNSIGNED.
2. If there are additional directors, attach a list of them to this form.
3. Return the completed form with the filing fee shown above. A \$75 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. Make your check payable to the Secretary of State. To receive a certified copy, enclose an additional \$30.00 and appropriate instructions.
5. Return the completed form to: Secretary of State, 202 N. Carson St., Carson City, NV 89701-4201. (775) 684-5708.
6. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE - AS SHOWN ABOVE PENALTY: \$75.00

Check all that apply:

- ☐ This corporation is a publicly-traded corporation. If so, Central Index Key number is: \_\_\_\_\_
- ☐ This publicly-traded corporation is not required to have a Central Index Key number.

|                           |         |                                          |                     |
|---------------------------|---------|------------------------------------------|---------------------|
| NAME<br>E. NELSON         |         | TITLE(S)<br>PRESIDENT (OR EQUIVALENT OF) |                     |
| P.O. BOX<br>P.O. BOX 1688 | ADDRESS | CITY<br>LAS VEGAS                        | ST. ZIP<br>NV 89125 |
| NAME<br>E. NELSON         |         | TITLE(S)<br>SECRETARY (OR EQUIVALENT OF) |                     |
| P.O. BOX<br>P.O. BOX 1688 | ADDRESS | CITY<br>LAS VEGAS                        | ST. ZIP<br>NV 89125 |
| NAME<br>L. H NELSON       |         | TITLE(S)<br>TREASURER (OR EQUIVALENT OF) |                     |
| P.O. BOX<br>P.O. BOX 1688 | ADDRESS | CITY<br>LAS VEGAS                        | ST. ZIP<br>NV 89125 |
| NAME                      |         | TITLE(S)<br>DIRECTOR                     |                     |
| P.O. BOX                  | ADDRESS | CITY                                     | ST. ZIP             |

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 360.780 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

*E. Nelson*

3-11-05

0105545



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**Click Here for a Printable Map**

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**Property Information**

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

**Miscellaneous Information**

|                             |                         |                            |            |
|-----------------------------|-------------------------|----------------------------|------------|
| <b>Subdivision Name:</b>    | PT SE4 SE4 SEC 17 19 60 |                            |            |
| <b>Construction Year:</b>   | 0                       |                            |            |
| <b>Last Sales Date:</b>     | 00/0000                 | <b>T-R-S:</b>              | 19-60-17   |
| <b>Last Sales Price:</b>    | \$0                     | <b>Census Tract:</b>       | 3203       |
| <b>Recorded Doc Number:</b> | 0012611220741           | <b>Estimated Lot Size:</b> | 3.49 acres |
| <b>Aerial Flight Date:</b>  | 09/07/2005              |                            |            |

**Elected Officials**

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

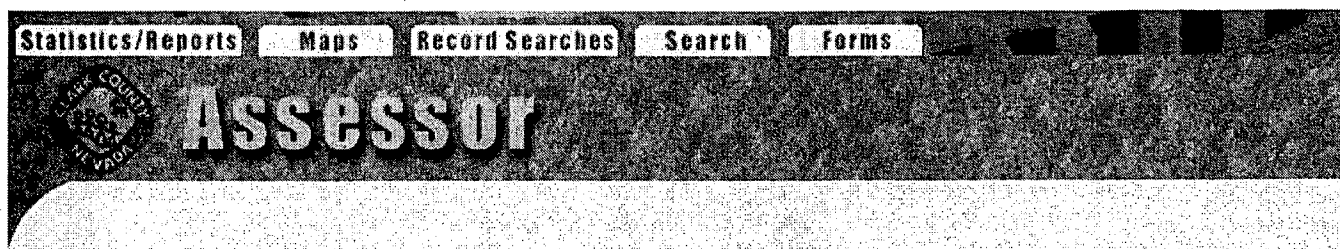
This code represents the zoning classification as approved by the appropriate governing body (ie. City Council or County Commission). The hyperlink connects to the jurisdiction's on-line zoning code descriptions. [Top](#)

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

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

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

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

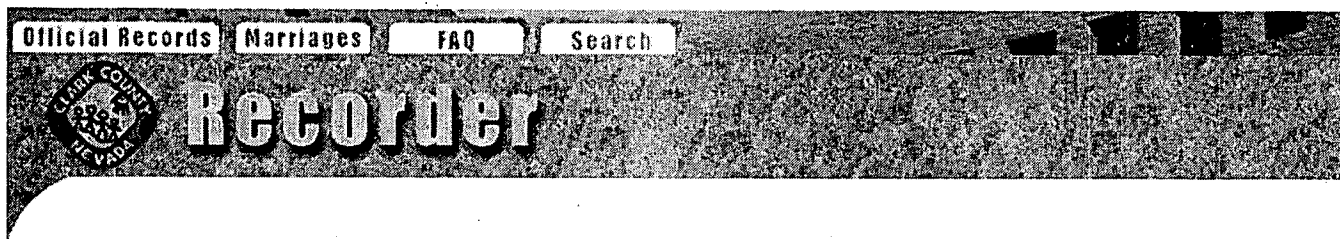
**2nd Party:** CAK LTD

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 Recorders 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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

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**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:**

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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|                                   |                                      |               |
|-----------------------------------|--------------------------------------|---------------|
| <b>Instrument:</b> 20021202-01620 | <b>Book/Instr:</b> 20021202 / 1620   |               |
| <b>Document Type:</b> Deed        | <b>Recorded:</b> 12/02/2002 09:43:44 | <b>Pgs:</b> 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:**

|                                   |                            |                      |              |
|-----------------------------------|----------------------------|----------------------|--------------|
| <b>Tot Value:</b> \$21,200,000.00 | <b>Encumbrance:</b> \$0.00 |                      |              |
| <b>RPTT:</b> \$53,000.00          | <b>Exmpt Code:</b>         | <b>Percent:</b> 100% | <b>ATag:</b> |

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|                                   |                                      |               |
|-----------------------------------|--------------------------------------|---------------|
| <b>Instrument:</b> 20021202-01610 | <b>Book/Instr:</b> 20021202 / 1610   |               |
| <b>Document Type:</b> Deed        | <b>Recorded:</b> 12/02/2002 09:43:44 | <b>Pgs:</b> 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:**

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**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:**

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**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:**

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**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:**

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**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

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**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

**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:**

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

|                          |                            |                      |              |
|--------------------------|----------------------------|----------------------|--------------|
| <b>Tot Value:</b> \$0.00 | <b>Encumbrance:</b> \$0.00 |                      |              |
| <b>RPTT:</b> \$0.00      | <b>Exmpt Code:</b> 002     | <b>Percent:</b> 100% | <b>ATag:</b> |

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**Instrument:** 19801006-51297      **Book/Instr:** 1292 / 1251297  
**Document Type:** Certificate of Land      **Recorded:** 10/06/1980      **Pgs:** 1  
Division  
**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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**Instrument:** 19801001-49195      **Book/Instr:** 1290 / 1249195  
**Document Type:** Certificate of Land      **Recorded:** 10/01/1980      **Pgs:** 1  
Division  
**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:**

|                      |                               |                   |              |
|----------------------|-------------------------------|-------------------|--------------|
| <b>Tot Value:</b> \$ | <b>Property Value:</b> \$0.00 |                   |              |
| <b>RPTT:</b> \$      | <b>Exmpt Code:</b>            | <b>Percent:</b> % | <b>ATag:</b> |

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|                                                                                       |
|---------------------------------------------------------------------------------------|
| <b>Search Criteria:</b> 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



## **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 4<sup>th</sup> 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, 3<sup>rd</sup> 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, 3<sup>rd</sup> 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  | <input checked="" type="checkbox"/> New Business <input type="checkbox"/> Change of Ownership <input type="checkbox"/> Change of Location <input type="checkbox"/> Change of Name <input type="checkbox"/> Change of Corp. Officer <input type="checkbox"/> Other _____ |                                                       |                                                            |
| 2  | Type of Entity: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> 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>            |
|    | Name: (last, first)                                                                                                                                                                                                                                                     | Home Address:                                         | Home Phone: <u>602-526-9588</u>                            |
|    | Title:                                                                                                                                                                                                                                                                  | Percent Owned:                                        | Date of Birth:                                             |
|    | Name: (last, first)                                                                                                                                                                                                                                                     | Home Address:                                         | Home Phone:                                                |
|    | Title:                                                                                                                                                                                                                                                                  | Percent Owned:                                        | Date of Birth:                                             |
| 14 | <b>PLEASE CHECK ALL THAT APPLY</b>                                                                                                                                                                                                                                      |                                                       |                                                            |
|    | <input type="checkbox"/> Automotive <input type="checkbox"/> Alcohol sales <input type="checkbox"/> Auto title loans <input type="checkbox"/> Sexually-oriented materials or activities <input type="checkbox"/> Alcohol/drug treatment                                 |                                                       |                                                            |
|    | <input type="checkbox"/> Transportation <input type="checkbox"/> Gaming <input type="checkbox"/> Check Cashing <input type="checkbox"/> Entertainment <input type="checkbox"/> Alcohol/drug consulting/counseling                                                       |                                                       |                                                            |
|    | <input type="checkbox"/> Delivery <input type="checkbox"/> Tobacco sales <input type="checkbox"/> Installment loans <input type="checkbox"/> Amusement machines <input type="checkbox"/> Adult residential facility                                                     |                                                       |                                                            |
|    | <input type="checkbox"/> Manufacturing <input type="checkbox"/> Used merchandise <input type="checkbox"/> Temp workers <input checked="" type="checkbox"/> Retail sales <input type="checkbox"/> Childcare                                                              |                                                       |                                                            |
|    | <input type="checkbox"/> Open air vending <input type="checkbox"/> Dance <input type="checkbox"/> Telephone solicitation <input type="checkbox"/> Food sales <input type="checkbox"/> Home occupation                                                                   |                                                       |                                                            |
| 15 | Describe your business activity in detail:<br><u>WE ARE A RETAIL Plant Nursery who will be using</u><br><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

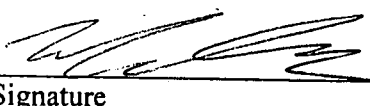
Please read and initial each space. Business license applications will not be processed without this addendum.  
Please retain a copy of this form for your records.

MS

**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 3<sup>rd</sup> 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. QUINN  
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>

1550 E. College Parkway, Suite 115

Carson City, Nevada 89706-7837

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

In State Toll Free (800) 992-0900

## LAS VEGAS OFFICE

Grant Sawyer Office Building, Suite 1300

555 E. Washington Avenue

Las Vegas, Nevada, 89101

Phone: (702) 486-2300 Fax: (702) 486-2373

## 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) 486-2300

Fax: (702) 486-3377

To: City/County Business Licensing Authority

|                                                             |                               |
|-------------------------------------------------------------|-------------------------------|
| Business Name - DBA<br><b>Moon Valley Nursery Vegas LLC</b> | Owner<br><b>Les W Blake</b>   |
| Sales Tax Permit Number<br><b>558-277-056</b>               | 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 |
|                                                                                                       |       |      |
| Signature Of <input type="checkbox"/> Notary Or <input checked="" type="checkbox"/> Taxation Employee |       |      |
| Residing At (Notary Only)                                                                             |       |      |
| My Commission Expires (Notary Only)                                                                   |       |      |
| Approved by Department of Taxation<br><i>[Signature]</i>                                              |       |      |

**RECEIVED**

**JUL 13 2004**

Department of Taxation  
District III, Las Vegas

**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

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If you have suggestions for new features, please E-Mail us at [developer@kellyreg.com](mailto:developer@kellyreg.com).

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

**Date Last Updated:** 5/23/2006

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[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<br>7252 N Rancho Dr<br>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:         |                                                                |
| <b>Business Owner(s)</b>      |                                                                |
| Moon Valley Nursery Vegas LLC |                                                                |

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



81897

| 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      |

|                                                                                                       |  |                                                                                       |              |                 |
|-------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--------------|-----------------|
| <b>MOON VALLEY NURSERY VEGAS, LLC</b><br>300 S. EASTERN AVE.<br>LAS VEGAS, NV 89102<br>(702) 770-6938 |  | <b>WELLS FARGO BANK</b><br>111221210                                                  |              | <b>\$818.97</b> |
| Memo: BUS. TRANS. NORTH LAS VEGAS                                                                     |  | 889752                                                                                | May 26, 2006 | \$55.00         |
| Pay to the order of:                                                                                  |  | CHECK NO.                                                                             | DATE         | AMOUNT          |
| \$818.97                                                                                              |  |  |              |                 |
| AUTHORIZED SIGNATURE                                                                                  |  | AUTHORIZED SIGNATURE                                                                  |              |                 |
| 1106189211 1106189211 1106189211 1106189211                                                           |  |                                                                                       |              |                 |



# SOFI

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## Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

(SUP)

Case Number: \_\_\_\_\_ 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

X 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: \_\_\_\_\_

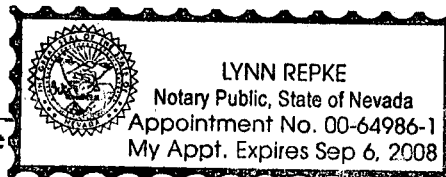
Signature of Property Owner: E. Nelson

Print Name: E. Nelson

Subscribed and sworn before me

This 14 day of march, 2006

Lynn Repke  
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

(SUP)

Case Number: \_\_\_\_\_ APN: 125-17-802-003

Name of Property Owner: WYKOFF 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

X 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: \_\_\_\_\_

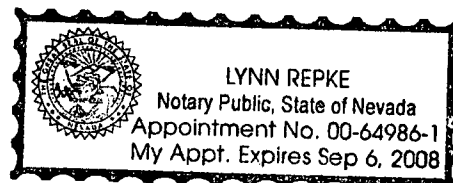
Signature of Property Owner: E. Nelson

Print Name: E. Nelson

Subscribed and sworn before me

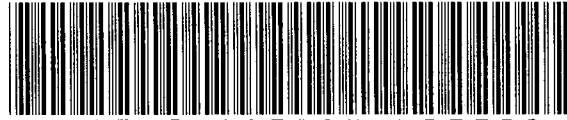
This 14 day of March, 2006

Lynn Repke  
Notary Public in and for said County and State



# Justification Letter

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JUSTIFICATION LETTER

Separator Sheet

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February 27, 2006

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

**RE: Moon Valley Nursery  
SUP 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 Special Use Permit 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 Ranchò 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) 485-3346  
[www.moonvalleynursery.com](http://www.moonvalleynursery.com)

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

# Application

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Separator Sheet

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## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT  
Project Address (Location): NWC OF TUBE SPRINGS + SUNNY SPRINGS  
Project Name: MOON VALLEY TREE GROWING YARD Proposed Use: GARDEN SUPPLY  
Assessor's Parcel #(s): 125-17-802-003 + 002 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: APP IS FOR SUP FOR TREE GROWING YARD ADJACENT TO NURSERY BUSINESS OPERATING IN CLARK COUNTY

PROPERTY OWNER: AM. GEAR REDUCTION INC Contact: E. NELSON  
Address: PO. BOX 1688 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City: LAS VEGAS State: NV Zip: 89125

APPLICANT: MOON VALLEY NURSERY Contact: MARK NUSAK  
Address: 18047 N TATUM BLVD Phone: 602-526-1406 Fax: 602-277-6560  
City: PHOENIX State: \_\_\_\_\_ Zip: \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner Signature: E. Nelson

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

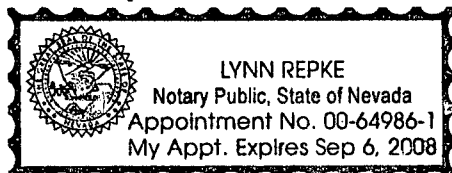
Print Name: E. Nelson

Subscribed and sworn before me

This 14 day of MARCH, 20 06

Lynn Repke

Notary Public in and for said County and State



#### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| Case #          | <u>SUP 12177</u> |
| Meeting Date:   | <u>5/11/06</u>   |
| Total Fee:      | <u>\$800</u>     |
| Date Received:* | <u>3/3/06</u>    |
| Received By:    | <u>D. Ken</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.



PLANNING &  
DEVELOPMENT

## PLANNING &amp; DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMITProject Address (Location): NWC OF TULE SPRINGS + SUNNY SPRINGSProject Name: MOON VALLEY TREE GROWING YARD Proposed Use: GARDEN SUPPLYAssessor's Parcel #(s): 125-17-802-003+007 Ward #: 6General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing T-C proposed T-CCommercial Square Footage: N/A Floor Area Ratio: N/AGross Acres: 5.22 Lots/Units: N/A Density: N/AAdditional Information: APP IS FOR SUP FOR TREE GROWING YARD ADJACENT TO NURSERY BUSINESS OPERATING IN CLARK COUNTY

PROPERTY OWNER: AM. GEAR REDUCTION INC Contact: E. NELSON  
 Address: PO. BOX 1688 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City: LAS VEGAS State: NV Zip: 89125

APPLICANT: MOON VALLEY NURSERY Contact: MARK MUSALL  
 Address: 18047 N TATUM BLVD Phone: 602 526-1406 Fax: 602 277-6566  
 City: PHOENIX State: \_\_\_\_\_ Zip: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner Signature: E. Nelson

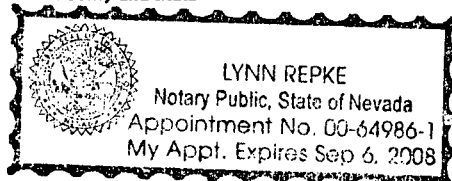
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: E. Nelson

Subscribed and sworn before me

This 14 day of MARCH, 20 06Lynn Repke

Notary Public in and for said County and State



Revised 04/26/05

## FOR DEPARTMENT USE ONLY

|                 |  |
|-----------------|--|
| Case #          |  |
| Meeting Date:   |  |
| Total Fee:      |  |
| Date Received:* |  |
| Received By:    |  |

\* 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.

f:\depot\Application Packet\Application Form.doc

Notary Public in and for said County and State

Revised 12-03-04

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# Hansen Sheet

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# Separator Sheet

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

5/11 PC  
PM

EB

## SPECIAL USE PERMIT

Report Date 03/29/2006 08:19 AM

Submitted By

Page 1

A/P # 12177 Type SUP 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        |
| <b>Total Paid</b>              | <b>800.00</b> |

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

### Comments

SUP-12177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC/  
WYKOFF NEWBERG CORP - Request for a Special Use Permit FOR OUTDOOR STORAGE/SALES WITHIN TOWN CENTER 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

# Affidavit of Sign Posting

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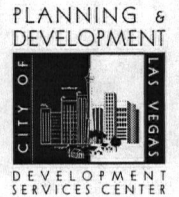


Separator Sheet

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# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



**CASE NUMBER:** SUP-12177

**MEETING DATE:** May 25, 2006

**Sign Pro** does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



TULL SPRINGS

SUNNY SPRINGS

Signature [Handwritten Signature]

Date 5-13-6

This affidavit must be returned to the Planning and Development Department, Current Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

# City Council Proof of Publication

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Separator Sheet

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Las Vegas, Nevada

JUNE 26, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

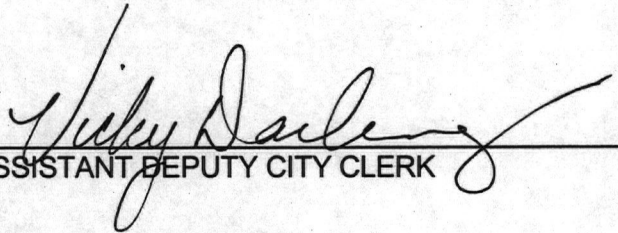
SUBJECT: PUBLICATION OF NOTICE OF PUBLIC HEARINGS – SPECIAL USE PERMITS:

SUP-11444, SUP-12177, SUP-13198, SUP-13209, SUP-13271 and SUP-13410

Please publish the attached LEGAL NOTICE

ON THE FOLLOWING DATE: FRIDAY, JUNE 30, 2006 (One time)

Send me three copies of the Affidavit of Publication at your earliest convenience [no later than seven (7) days following final publication].

  
\_\_\_\_\_  
ASSISTANT DEPUTY CITY CLERK

cc: Finance Department – Accounts Payable  
City Attorney – (on Ordinances)  
Planning and Development Department  
Front Desk

NOTICE OF PUBLIC HEARINGS  
JULY 12, 2006

NOTICE IS HEREBY GIVEN THAT ON WEDNESDAY, JULY 12, 2006 at the hour of 1:00 P.M. in the Council Chambers, City Hall Complex, 400 Stewart Avenue, Las Vegas, Nevada, the City Council will consider the following Special Use Permits:

SUP-11444 - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Special Use Permit TO ALLOW A DEVELOPMENT IN EXCESS OF TWELVE STORIES AND WAVIER FROM THE 330-FOOT DISTANCE SEPARATION REQUIREMENT FROM SINGLE FAMILY RESIDENCES on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APN 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-12177 - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - Request for a Special Use Permit FOR AN EXISTING OUTDOOR STORAGE/SALES WITHIN TOWN CENTER at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-0090 and 011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Plan Designation], Ward 6 (Ross), 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.

SUP-13198 - APPLICANT: LEO GARCIA - OWNER: TEK TJIA - Request for a Special Use Permit FOR ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED GROCERY STORE at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) Ward 3 (Reese). THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

SUP-13209 - APPLICANT/OWNER: J & S DIESEL SERVICE, INC. - Request for a Special Use Permit TO ALLOW A 40-FOOT WIDE PRIVATE STREET FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.10 acres on the southeast corner of Dorrell Lane and Unicorn Street, APN: 125-24-602-001, R-E (Residence Estates) zone under resolution of intent to R-1 (Single Family Residential), Ward 6 (Ross). THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

SUP-13271 - APPLICANT: C.R.E.M. CORPORATION INC. - OWNER: TOFFY ENTERPRISES LLC. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.22 acres at 8251 West Charleston Boulevard (APN 163-04-117-003), C-1 (Limited Commercial) Ward 1 (Tarkanian). THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE north HALF (n½) OF THE northwest QUARTER (nw¼) OF SECTION 04, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

SUP-13410 - APPLICANT: ARTURO VIRAY - OWNER: WMCV PHASE I, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 495 South Grand Central Parkway, Suite #116 (APN 139-33-610-011), PD (Planned Development) Zone, Ward 5 (Weekly). THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

ANY AND ALL INTERESTED PERSONS may appear and be heard at said meeting or, prior thereto, may file written objections thereto or approvals thereof with the City Clerk, 1<sup>st</sup> Floor, City Hall.  
BARBARA JO RONEMUS, CITY CLERK



Las Vegas, Nevada

JUNE 26, 2006

TO: LAS VEGAS REVIEW JOURNAL

FROM: CITY CLERK

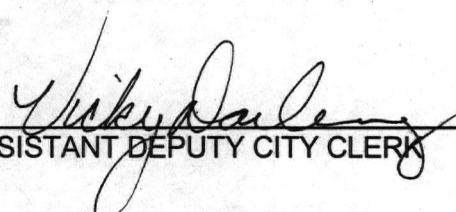
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BARBARA JO RONEMUS, CITY CLERK



# Public Hearing Notice

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PUBLIC HEARING NOTICE

Separator Sheet

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# NOTICE OF PUBLIC HEARING

## SPECIAL USE PERMIT

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

### SUP-12177

APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - REQUEST FOR A SPECIAL USE PERMIT FOR AN EXISTING OUTDOOR STORAGE/SALES WITHIN TOWN CENTER 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 PLAN 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.

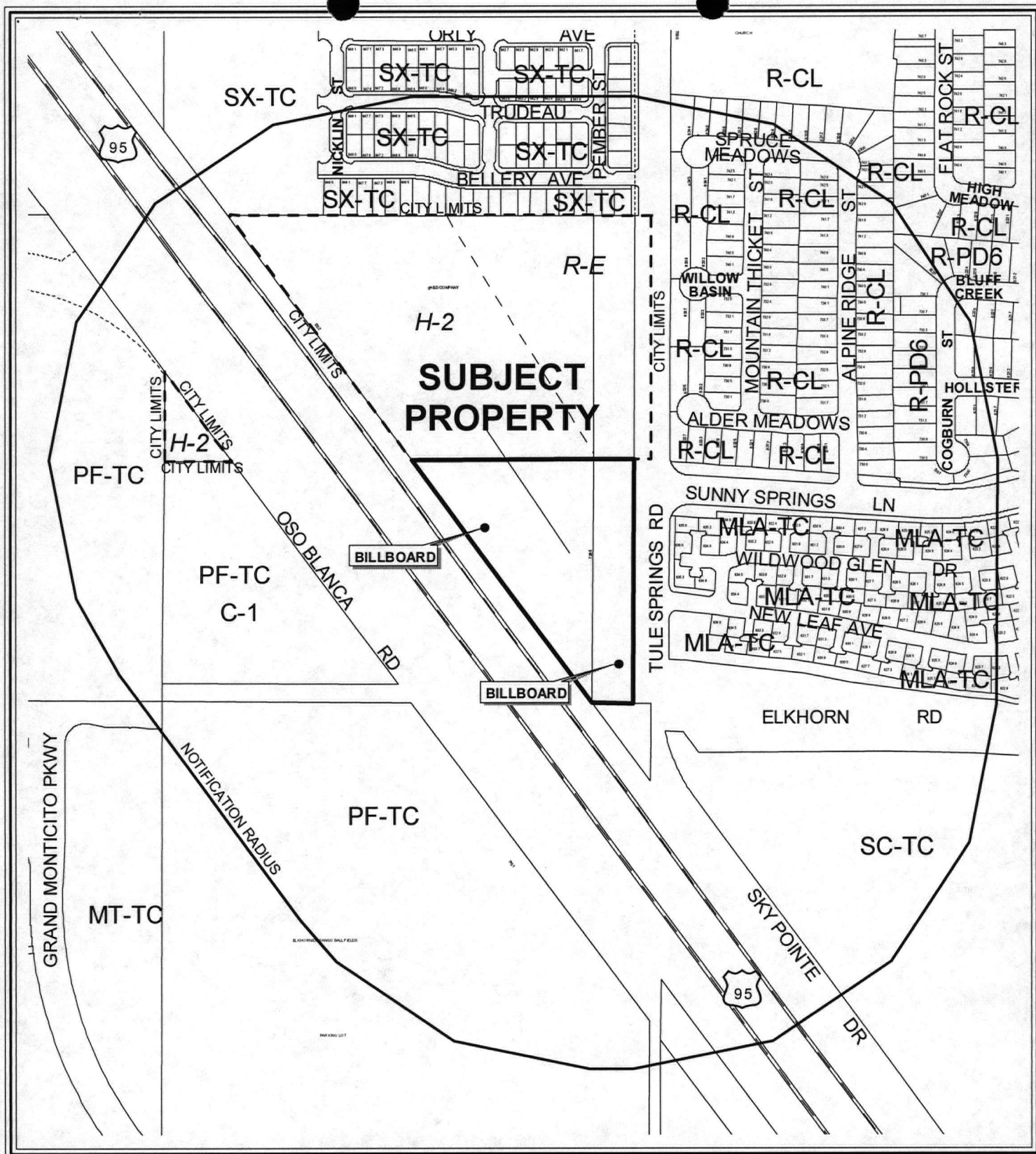
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will 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: SUP-12177

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

## SPECIAL USE PERMIT

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

**SUP-12177**

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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 objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. This request may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. You will receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



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PLANNING AND DEVELOPMENT DEPARTMENT  
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



# Project Checklist

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PROJECT CHECKLIST

Separator Sheet

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City of Las Vegas

CURRENT PLANNING PROJECT CHECKLIST

Project Name: \_\_\_\_\_

Applicant Name: MARK NUSALL

Telephone: 602-326-1406

Project Number: SUP-12177

Ward Number: \_\_\_\_\_

**STAFF ACTIONS**

*Initial/Date*

*Initial/Date*

- |                                                             |                                                      |
|-------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Pre-App. Meeting Date: _____       | <input type="checkbox"/> DRT Outcome: _____          |
| <input type="checkbox"/> App. Filing Date: <u>03-28-06</u>  | <input type="checkbox"/> Applicant Contacted: _____  |
| <input type="checkbox"/> App. Accuracy Checked: _____       | <input type="checkbox"/> Site Visit Completed: _____ |
| <input type="checkbox"/> Routing Form Sent: <u>03-31-06</u> | <input type="checkbox"/> Photos Taken: _____         |
| <input type="checkbox"/> DRT Meeting Date: <u>04-11-06</u>  |                                                      |

Notes: \_\_\_\_\_  
 \_\_\_\_\_

**P. C. ACTIONS**

*Initial/Date*

*Initial/Date*

- |                                                                   |                                                               |
|-------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Hearing Notice Rec'd: _____              | <input type="checkbox"/> PC Meeting Date: <u>05-11-06</u>     |
| <input type="checkbox"/> Hearing Notices Mailed: <u>04-28-06</u>  | <input type="checkbox"/> PC Action: _____                     |
| <input type="checkbox"/> Draft Report Sent to PC: <u>05-05-06</u> | <input type="checkbox"/> Letter to Applicant: <u>05-12-06</u> |
| <input type="checkbox"/> Final Report Reviewed: <u>05-08-06</u>   | <input type="checkbox"/> PC Minutes Filed: _____              |

Additional PC Conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**C. C. ACTIONS**

*Initial/Date*

*Initial/Date*

- |                                                     |                                                       |
|-----------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> CC Report Completed: _____ | <input type="checkbox"/> CC Resolution Filed: _____   |
| <input type="checkbox"/> CC Meeting Date: _____     | <input type="checkbox"/> CC Minutes Filed: _____      |
| <input type="checkbox"/> CC Action: _____           | <input type="checkbox"/> Final Plans Submitted: _____ |
| <input type="checkbox"/> Letter to Applicant: _____ | <input type="checkbox"/> Ordinance Completed: _____   |
| <input type="checkbox"/> Conditions Checked: _____  |                                                       |

☐ RELATED FILES: \_\_\_\_\_  
 \_\_\_\_\_

☐ See ADMINISTRATIVE ACTIONS Sheet



# Plans (PMT)

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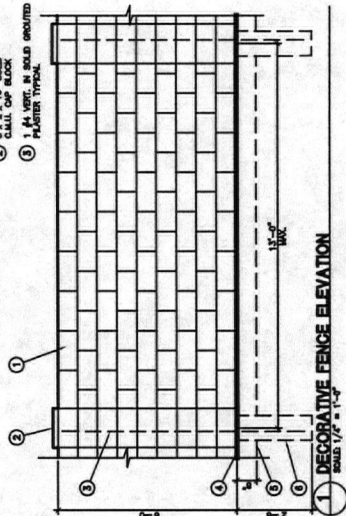


Separator Sheet

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- ④ FINISHED GRADE
- ⑤ 12" WIDE CONC. FOOTING
- ⑥ 10" DIA. CONC. PIER
- ① 4" INTERLOCKING BLOCK (INTERIOR COLOR) W/ 1/2" W/ 1/2" JOINT RESF.
- ② 1/2" x 1/2" x 1/2" SOLID CALL OUT BLOCK
- ③ 1 1/4" WIDE, 1/2" SOLID GROUTED PLASTER TYPICAL



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**

FEBRUARY 28, 2008

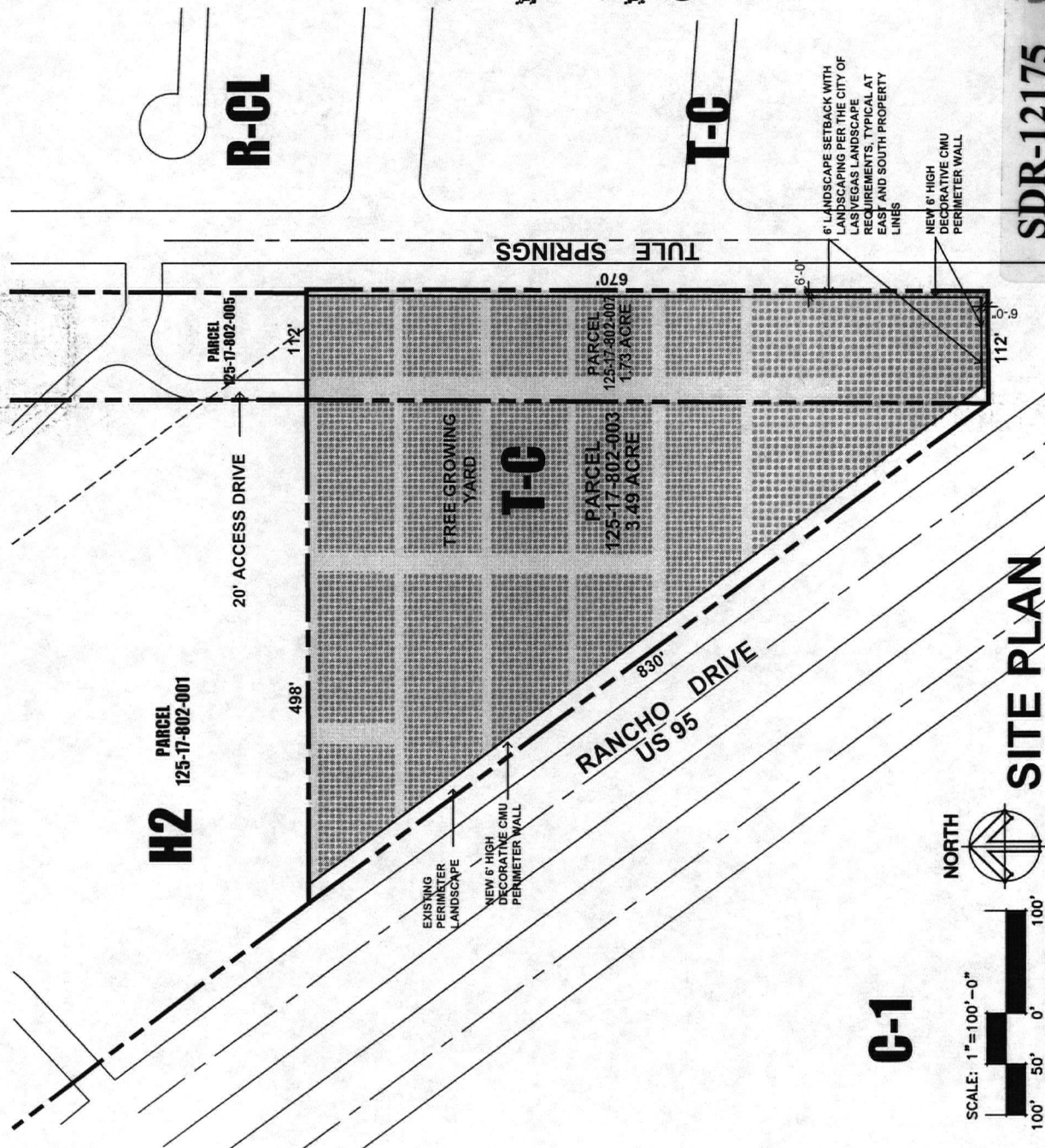
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MAR 03 2006

SDR-12175

SUP-12177

05/11/06 P



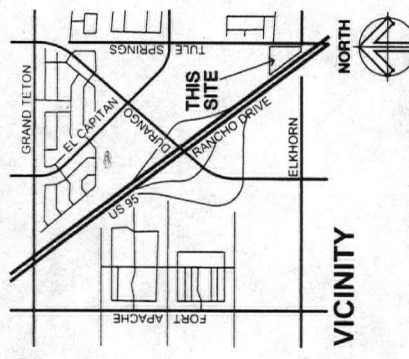
**C-1**

**SITE PLAN**

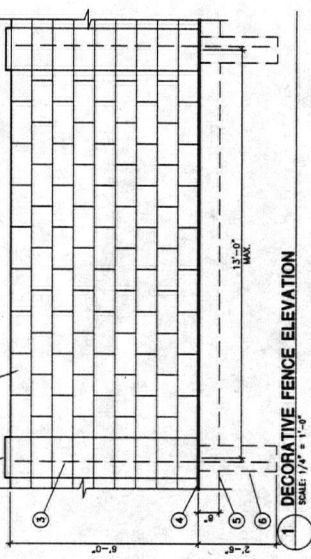
SCALE: 1"=100'-0"







- 1 FINISHED GRADE
- 2 4" INTERLOCKING BLOCK
- 3 6" DIA. CONCRETE PIER
- 4 12" WIDE CONCRETE FOOTING
- 5 10" DIA. CONCRETE PIER
- 6 8" x 8" x 16" SOLID C.M.U. CAP BLOCK
- 7 1" DIA. VERT. IN SOLID GROUTED PLASTER TYPICAL



**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)  
 0 (N/A)  
 0 (N/A)

**DENSITY:**  
 0 (N/A)  
 0 (N/A)

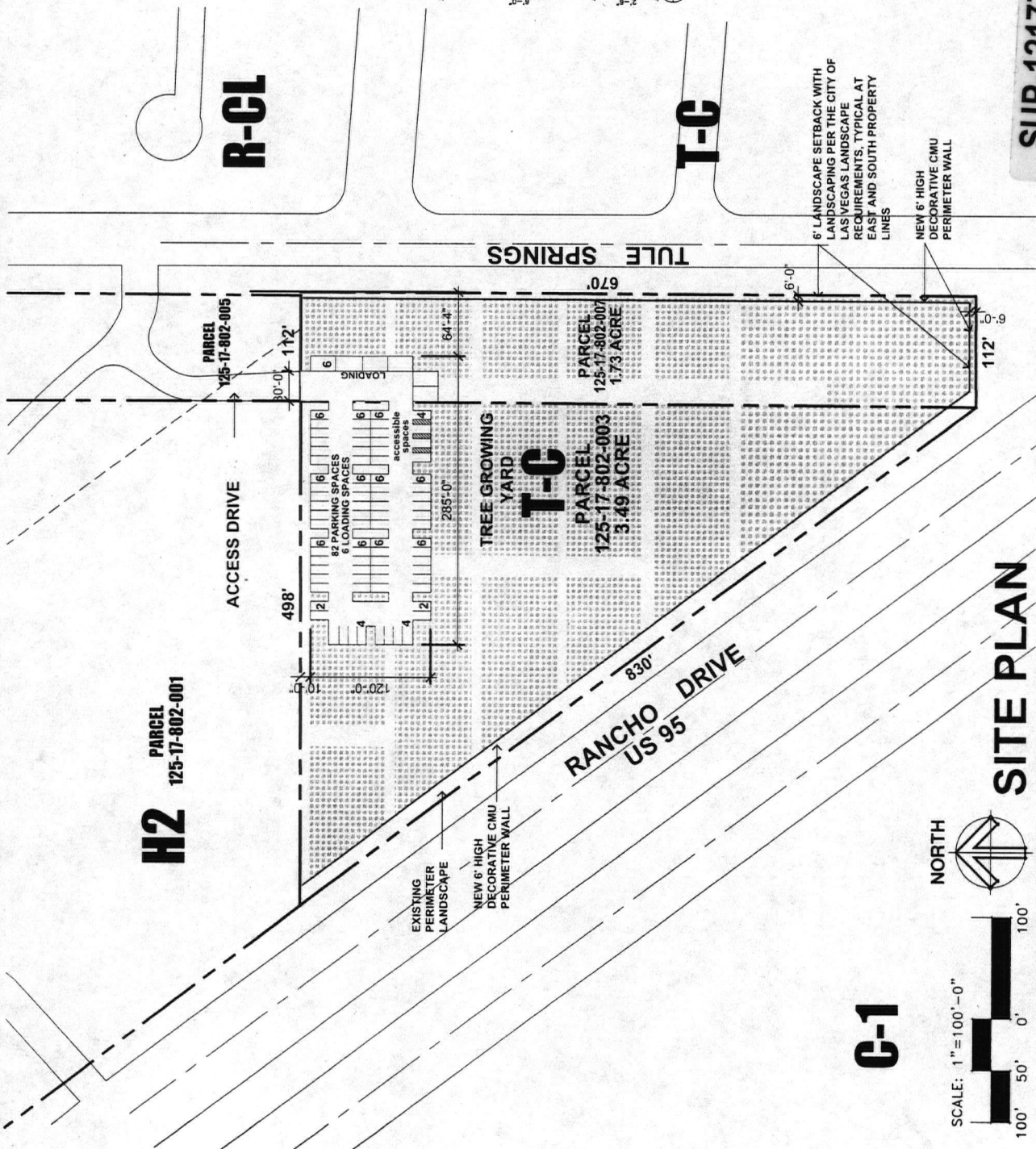
**PARKING:**  
 193,540 SF  
 193,540/2,500 = 78 CARS  
 PROVIDED: 82 CARS (9'X18')  
 ACCESSIBLE: 4 CARS (19'X18')  
 LOADING: 6 SPACES (15'X25')

**PROPOSED GROWING YARD FOR MOON VALLEY NURSERY**

RECEIVED  
APR 26 2006

APRIL 21, 2008

**SUP-12177 SDR-12175**  
**REVISED 05/25/06 PC**



# Plans (Approved Site Plan)

---



PLANS - APPROVED SITE PLAN

Separator Sheet

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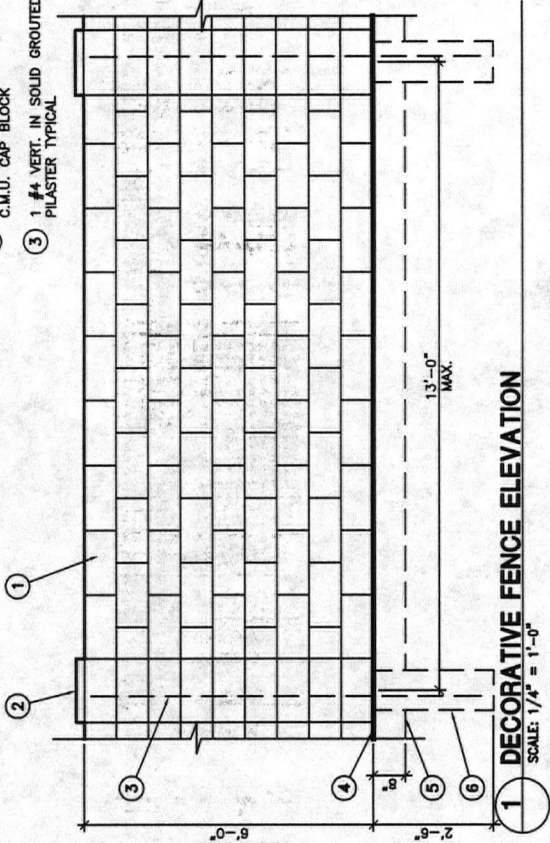




VICINITY



- 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 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

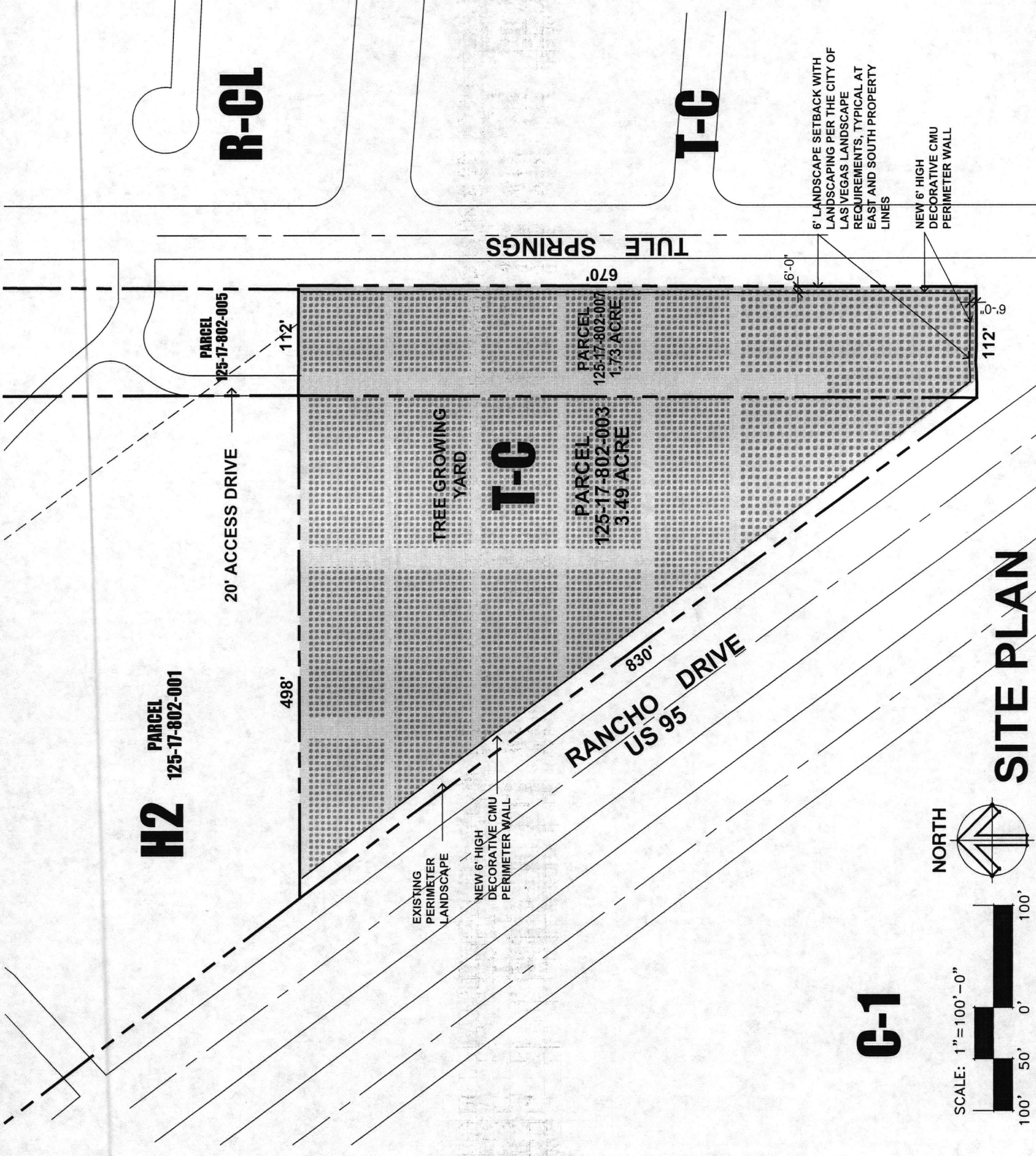
YARD  
FOR

MOON VALLEY  
NURSERY

FEBRUARY 28, 2006

RECEIVED  
MAR 03 2006

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



H2  
PARCEL  
125-17-802-001

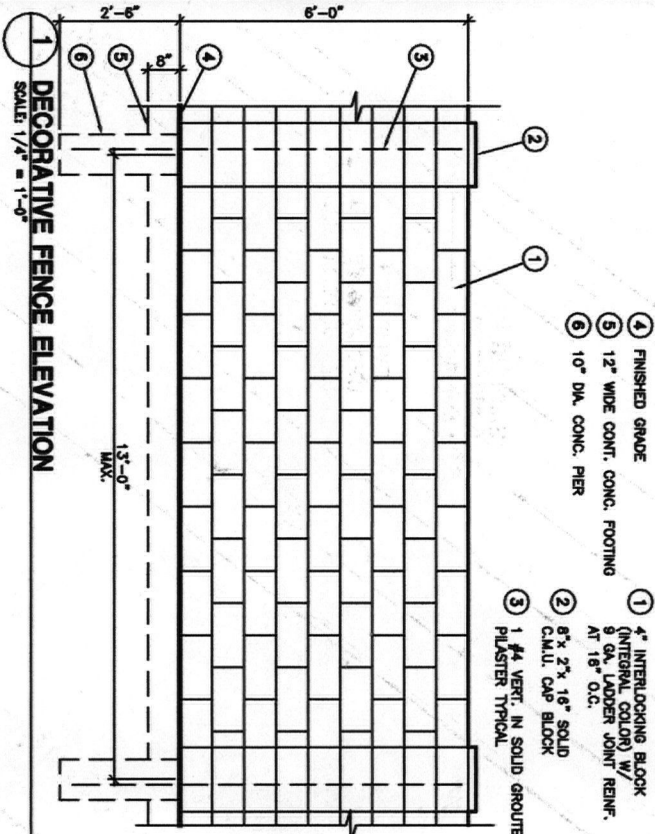
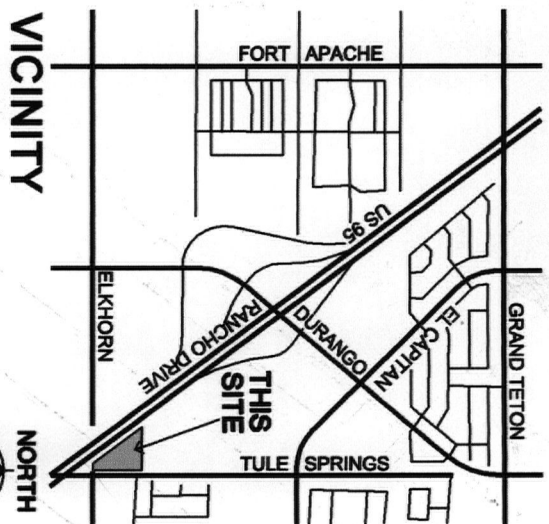
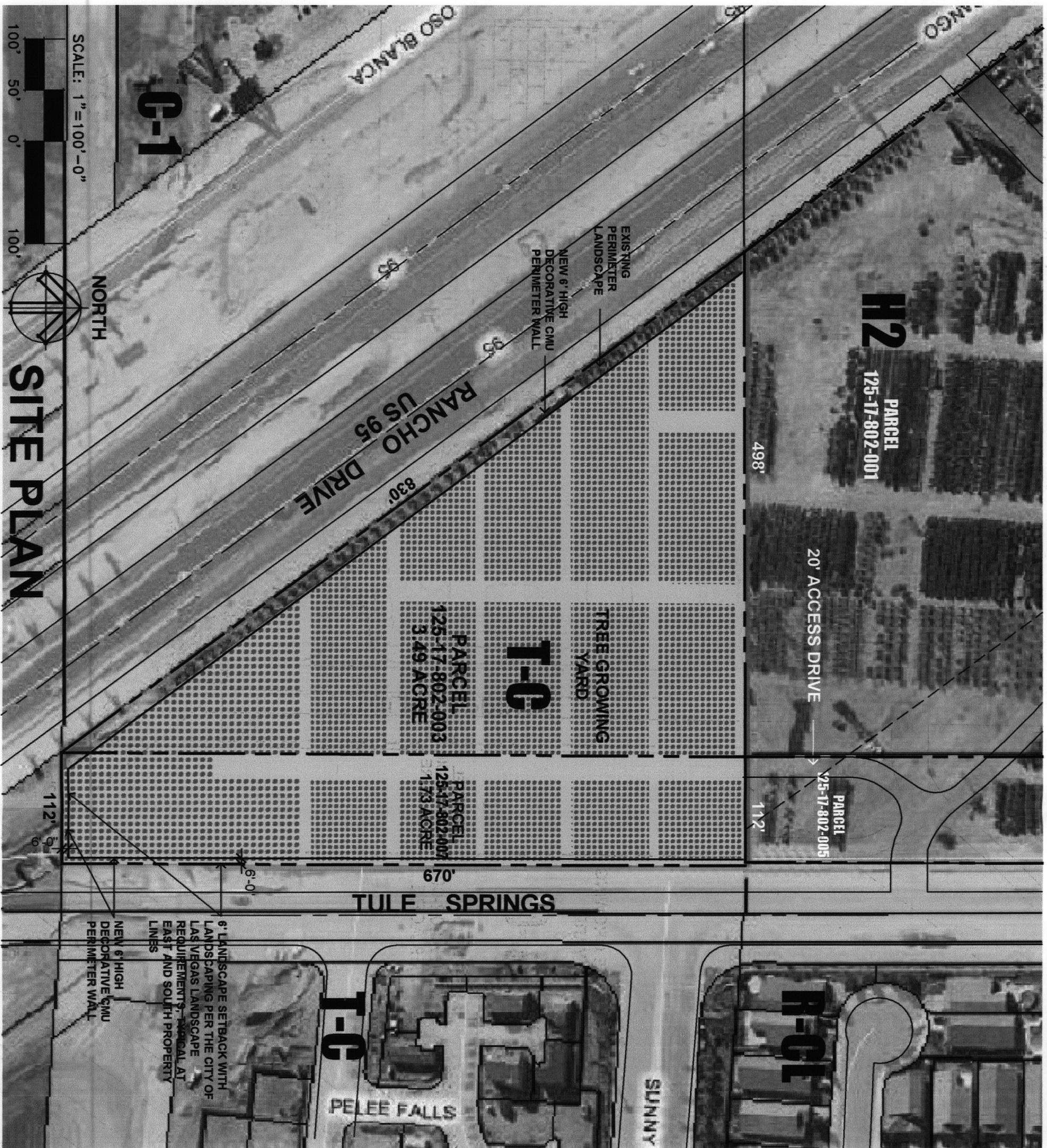
PARCEL  
125-17-802-003  
3.49 ACRE

PARCEL  
125-17-802-007  
1.73 ACRE

SITE PLAN

0-1





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PARCEL 125-17-802-007 1.73 ACRES

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DENSITY: 0 (N/A)  
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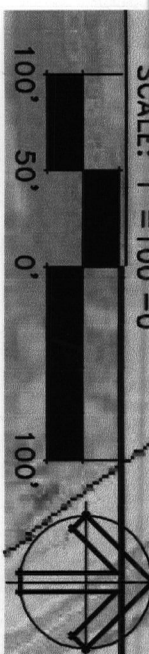
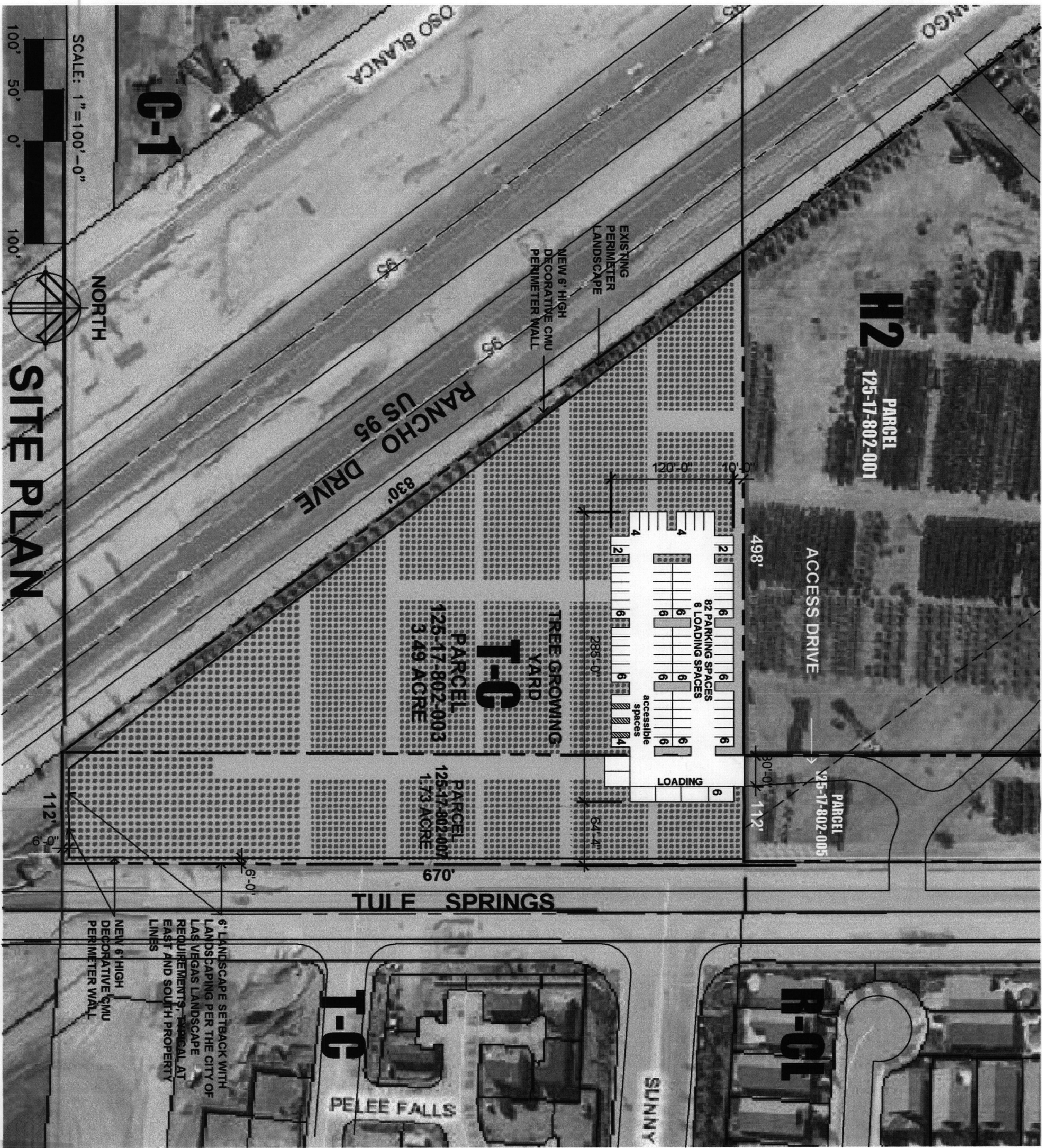
PROPOSED GROWING  
YARD  
FOR

MOON VALLEY  
NURSERY

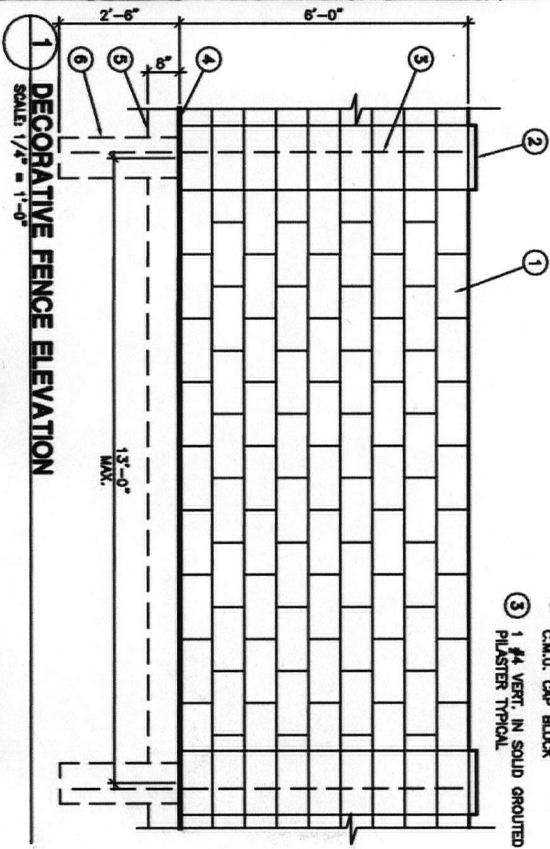
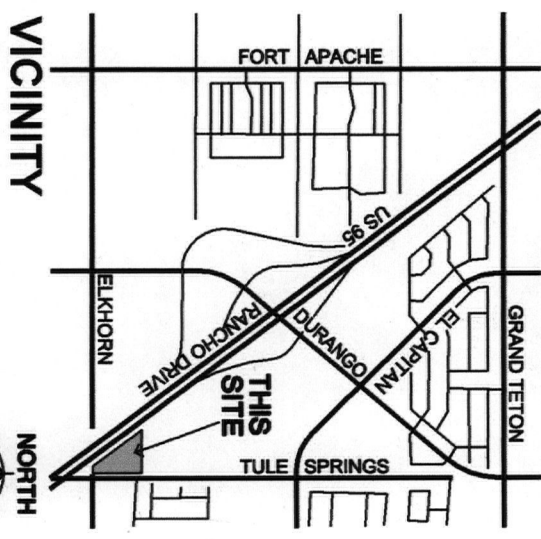
SDR-12175  
SUP-12177  
05/11/06 PC

FEBRUARY 28, 2006





SITE PLAN



|                       |  |                        |
|-----------------------|--|------------------------|
| LAND AREA:            |  | 6.22 ACRES             |
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| BUILDING AREA:        |  | 0 (N/A)                |
| F.A.R.:               |  | 0 (N/A)                |
| DENSITY:              |  | 0 (N/A)                |
| PARKING:              |  | 0 (N/A)                |
| GROWING AREA:         |  | 183,540 SF             |
| PARKING REQ'D:        |  | 183,540/2,500= 78 CARS |
| PROVIDED:             |  | 82 CARS (8'X18')       |
| ACCESSIBLE:           |  | 4 CARS (19'X18')       |
| LOADING:              |  | 6 SPACES (16'X26')     |

PROPOSED GROWING YARD

RECEIVED  
APR 26 2006  
FOR  
MOON VALLEY  
SUP-12177 SDR-12175NURSERY  
REVISED 05/25/06 PCq APRIL 21, 2006