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STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12175** APN: 125-17-802-007

Name of Property Owner: AMERICAN GEAR REDUCTION, INC / 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: _____

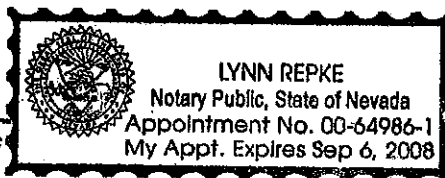
Signature of Property Owner: E. Nelson

Print Name: E. Nelson

Subscribed and sworn before me

This 14 day of March, 2006

Lynn R. Pike
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **SDR-12175** APN: 125-17-802-003

Name of Property Owner: W V KOFF 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: _____

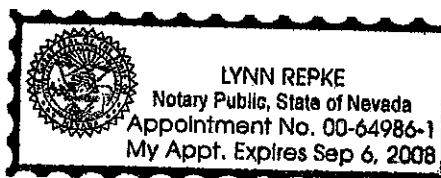
Signature of Property Owner: E. Nelson

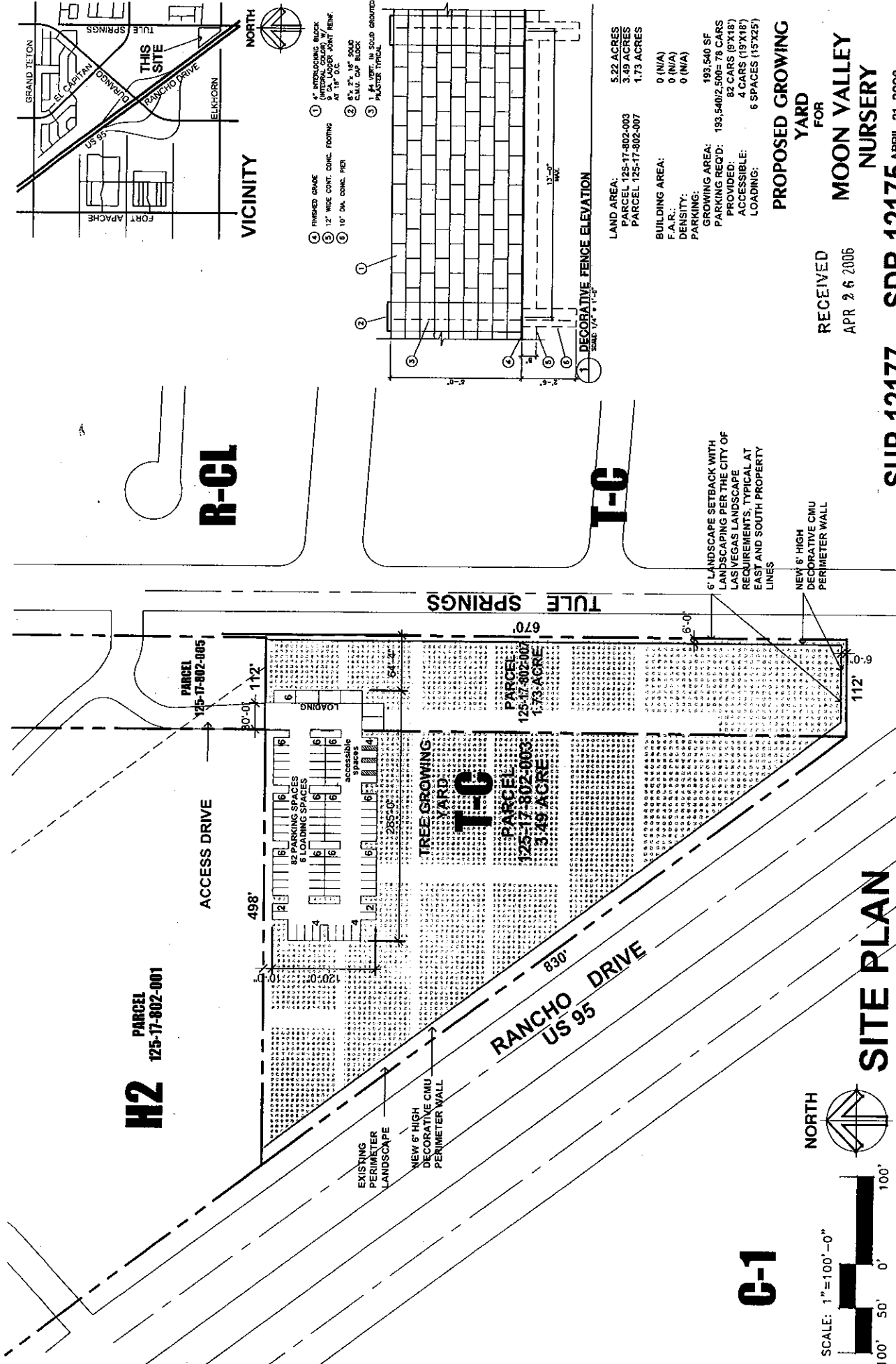
Print Name: E. Nelson

Subscribed and sworn before me

This 14 day of March, 2006

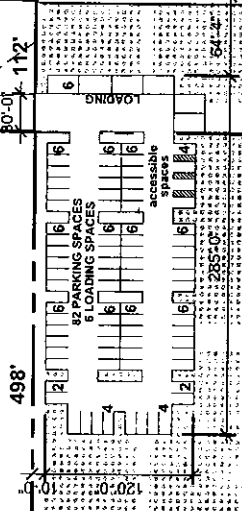
Lynn Reek
Notary Public in and for said County and State





H2
PARCEL
125-17-802-001

ACCESS DRIVE



T-C
PARCEL
125-17-802-003
3.49 ACRES

RANCHO DRIVE
US 95

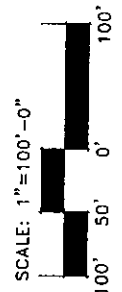
TULE SPRINGS

PARCEL
125-17-802-007
1.73 ACRES

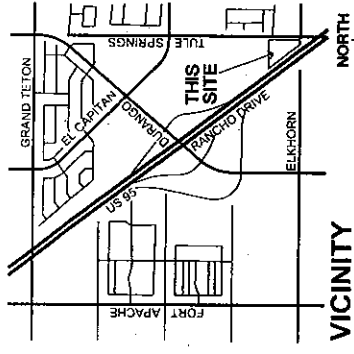
T-C

C-1

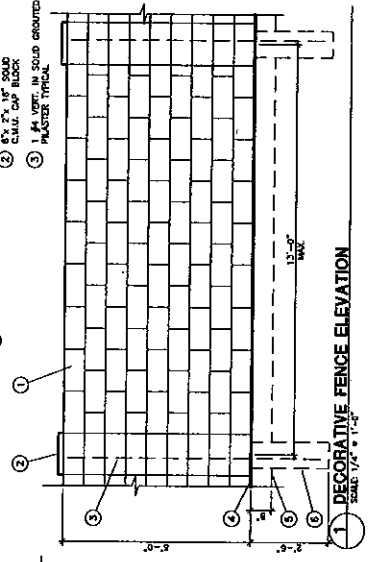
SITE PLAN



SCALE: 1"=100'-0"



- 1 FINISHED GRADE
- 2 12" WIDE CONC. CONC. FOOTING
- 3 10" DIA. CONC. PIER
- 4 4" INTRODUCING BLOCK
- 5 6" x 2" x 18" SOLID CMU, DAP BLOCK
- 6 1.44 VERT. IN SOLID GROUND
- 7 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:
F.A.R.: 0 (N/A)
DENSITY: 0 (N/A)
PARKING: 0 (N/A)

GROWING AREA: 193,540 SF
PARKING REQ'D: 193,540/2,500 = 78 CARS
PROVIDED: 82 CARS (9'X18')
ACCESSIBLE: 4 CARS (13'X18')
LOADING: 6 SPACES (15'X25')

PROPOSED GROWING YARD FOR

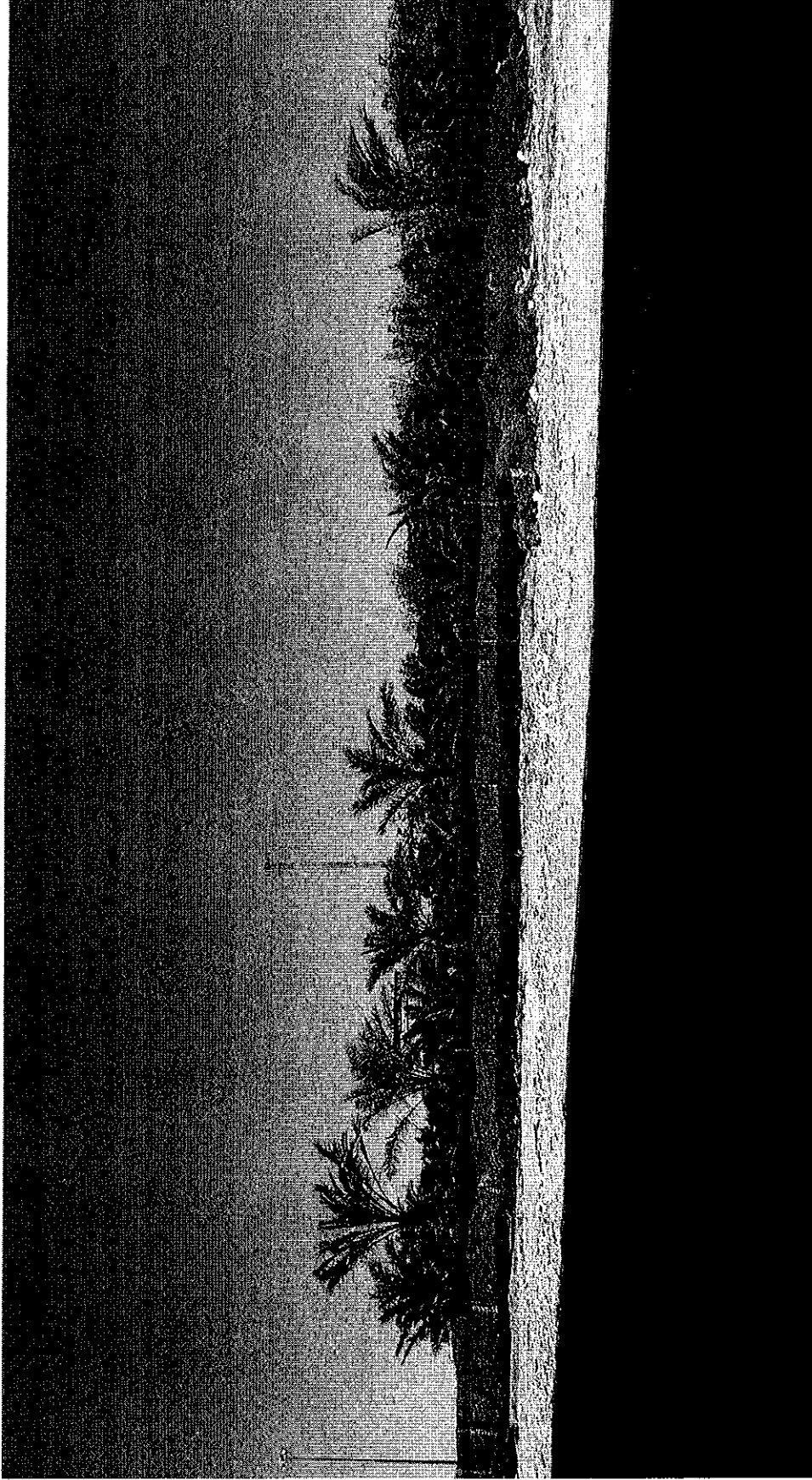
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APR 26 2006

MOON VALLEY NURSERY

SUP-12177 SDR-12175 APRIL 21, 2006

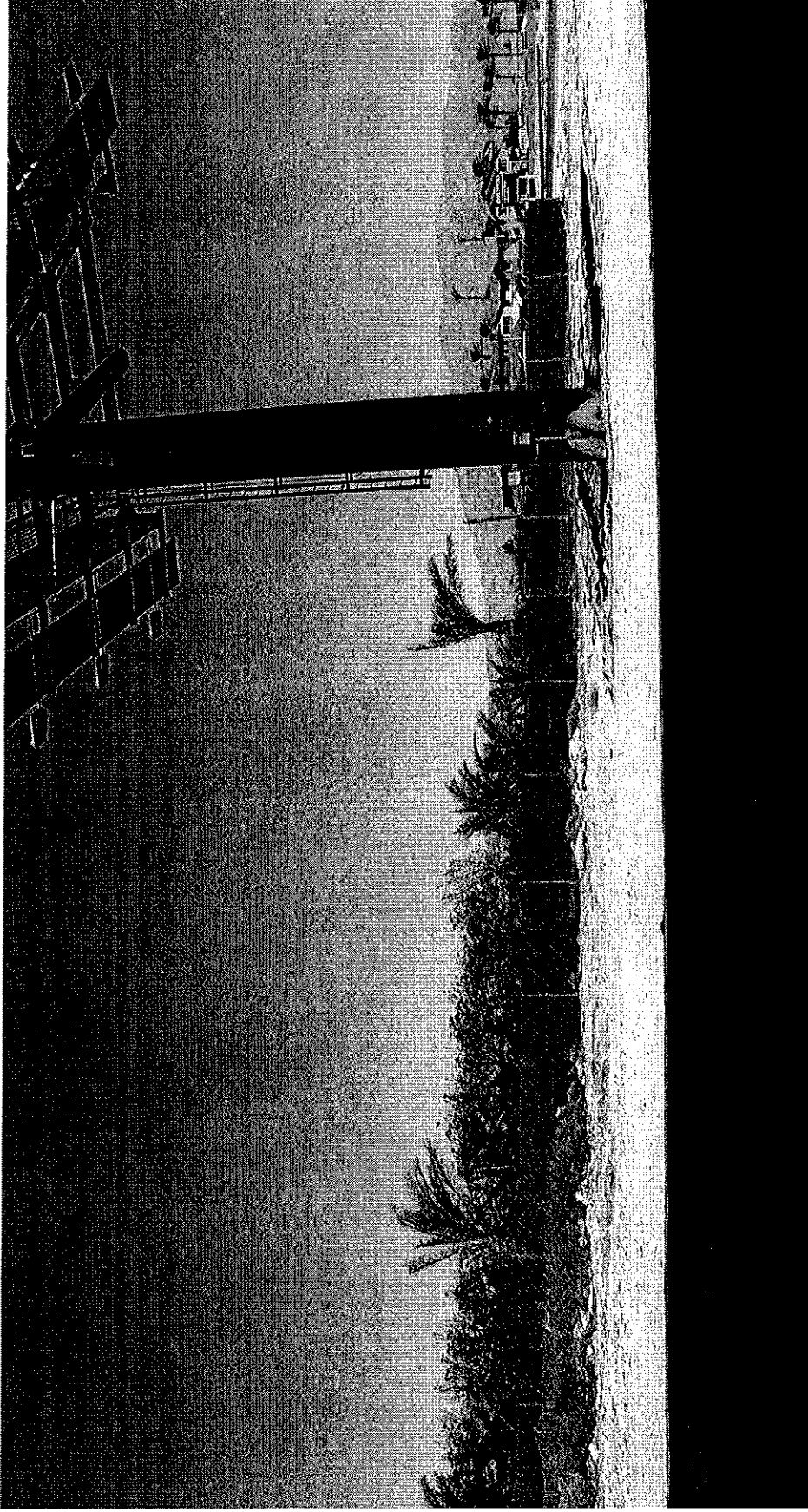
REVISED 05/25/06 PC

| | | | | |
|--|-----------------------------------|-------|-------------|------------|
| SDR 12175 | | | | |
| Moon Valley Nursery | | | | |
| NWC US 95 & Tule Springs | | | | |
| Proposed 5.22 acre nursery. | | | | |
| Traffic produced by proposed development: | | | | |
| | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | NURSERY (GARDEN CENTER) [1000 SF] | 5.22 | 96.21 | 502 |
| AM Peak Hour | | | 2.59 | 14 |
| PM Peak Hour | | | 7.52 | 39 |
| (heaviest 60 minutes) | | | | |
| Existing traffic on all nearby streets: | | | | |
| Tule Springs Road | | | | |
| Average Daily Traffic (ADT) | 6,264 | | | |
| PM Peak Hour | 501 | | | |
| (heaviest 60 minutes) | | | | |
| Sunny Springs Lane | | | | |
| Average Daily Traffic (ADT) | 3,585 | | | |
| PM Peak Hour | 287 | | | |
| (heaviest 60 minutes) | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |
| | Capacity | | | |
| Tule Springs Road | 32585 | | | |
| Sunny Springs Lane | 16200 | | | |
| This project will add approximately 502 trips per day on Tule Springs and Sunny Springs. This will increase expected volumes by about 8 percent on Tule Springs and about 14 percent on Sunny Springs. Tule Springs is at about 19 percent of capacity and Sunny Springs is at about 22 percent of capacity. | | | | |
| Based on Peak Hour use, this development will add roughly 39 additional cars into the area; which works out to about two every three minutes. | | | | |
| Note that this report assumes all traffic from this development uses all named streets. | | | | |



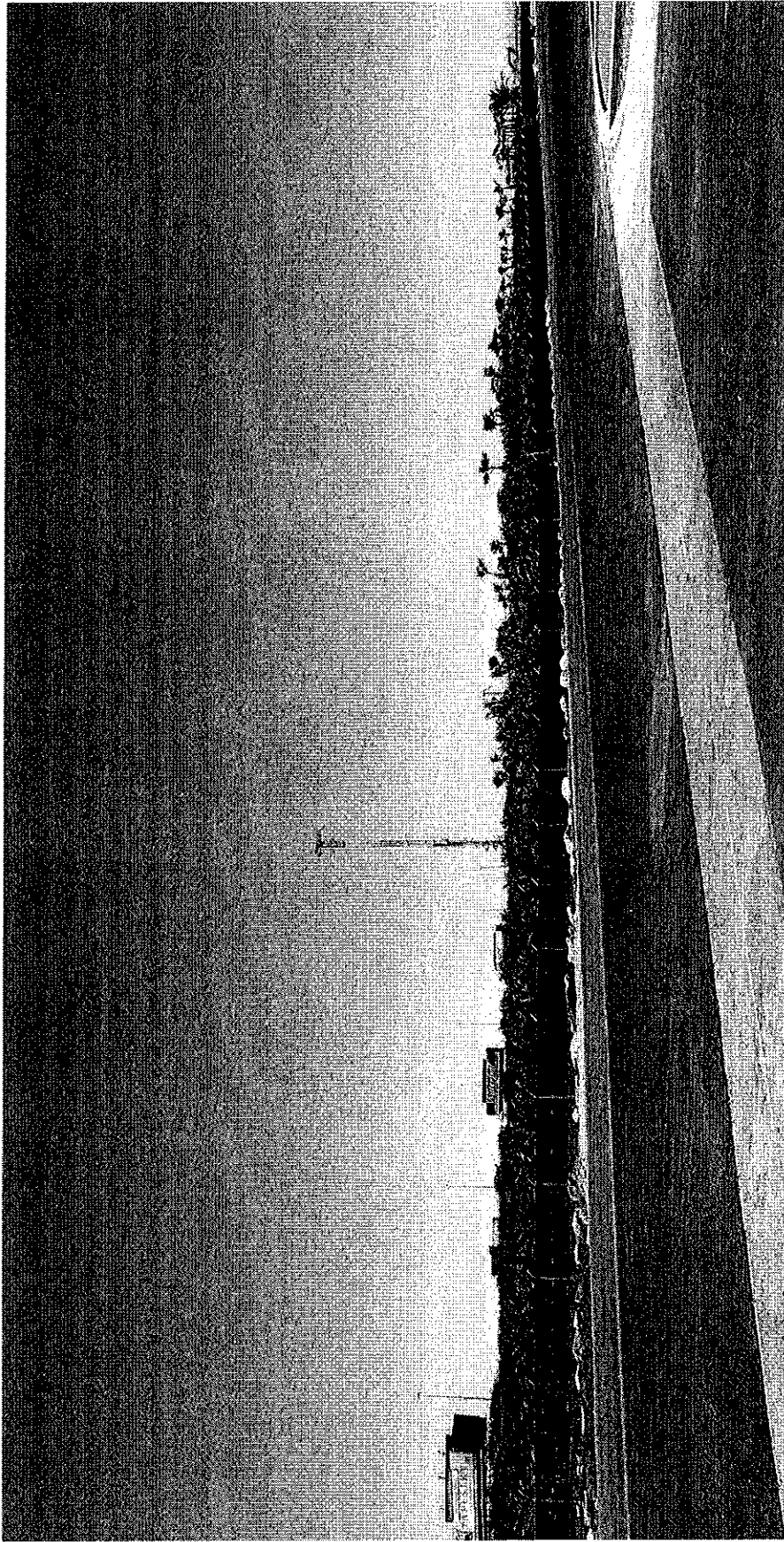
SUP-12177 & SDR-12175- APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR
REDUCTION, INC./WYCOFF NEWBERG CORPORATION
NORTHWEST CORNER OF US-95 NORTH AND TULE SPRINGS ROAD
MAY 25, 2006 PLANNING COMMISSION

04/28/06



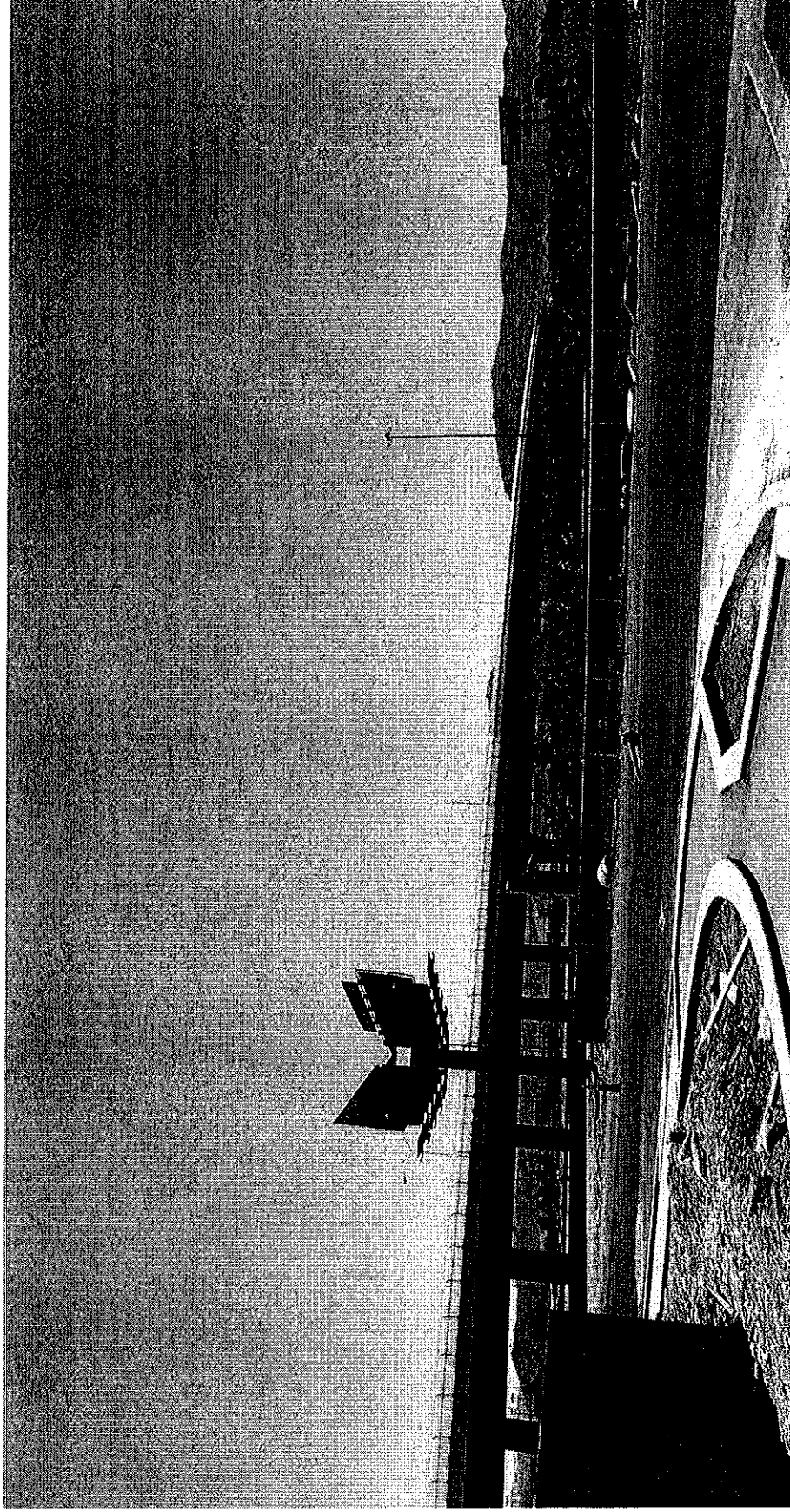
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04/28/06



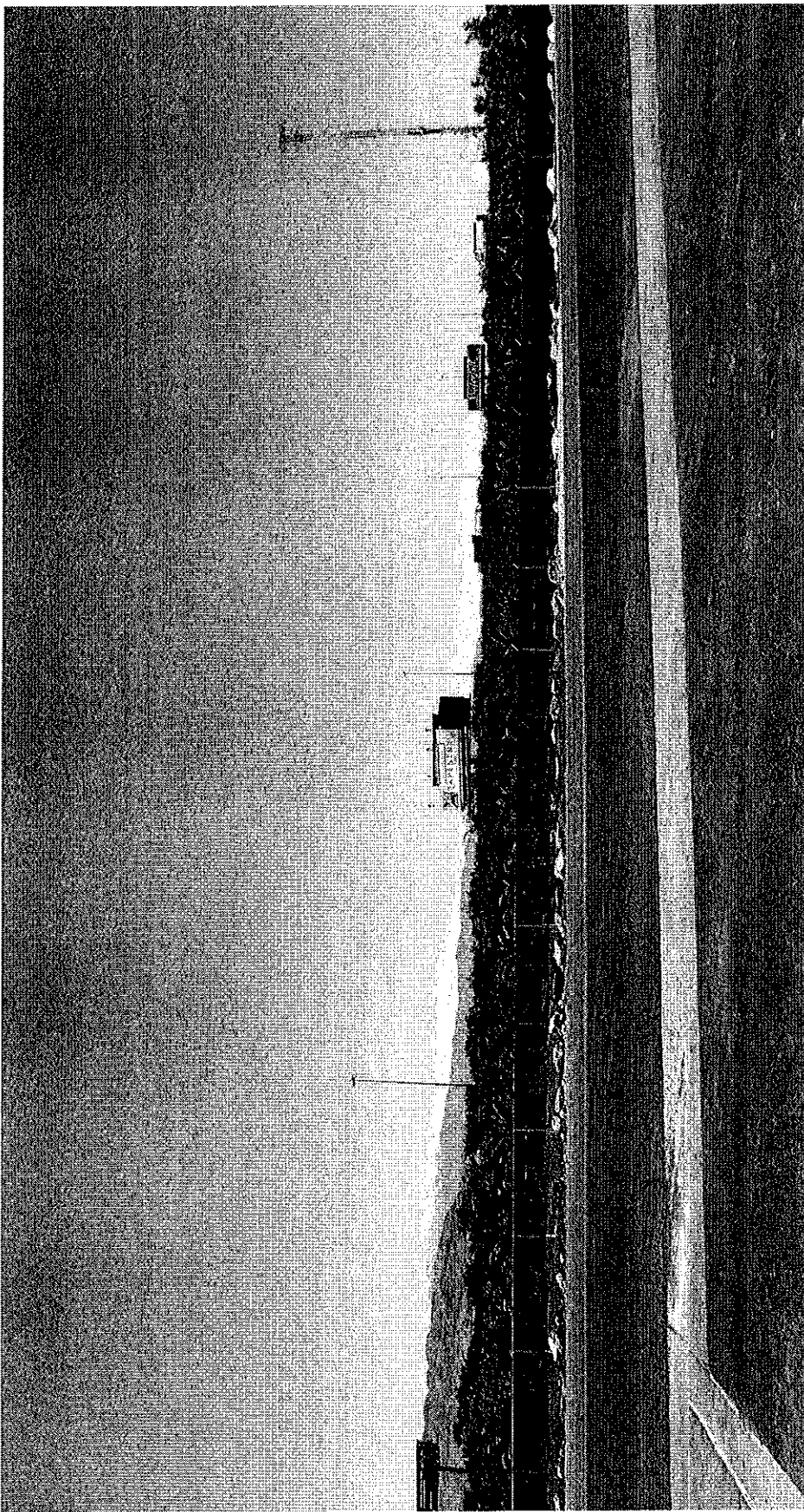
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04/28/06