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January 12, 2024

City of Las Vegas Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: APN 138-32-314-001 – Garden Center Boca Park

To Whom It May Concern,

Please let this letter serve as justification for a Special Use Permit for a proposed Garden Supply/Plant Nursery and a Site Development Review (SDR) for a proposed 66,720 square-foot Garden Supply/Plant Nursery Development with waivers of building orientation requirements and to allow chain link fencing, located on the southeast corner of Alta Drive and Rampart Boulevard. In conjunction with this SDR, we would like a Special Use Permit for the proposed garden supply/plant Nursery, and a Master Sign Plan.

The site is bordered by commercial (C-1) to the northwest (Rampart Casino), Commercial (C-2) to the Northeast (Tivoli Village), Residential (R-3) to the southwest, Planned Development (P-D) to the South (Boca Park) and East. Alta Drive borders the north property line and Rampart Boulevard borders the west property line.

The proposed development is for a retail public garden supply center selling draught-tolerant plants, bushes, and trees commonly known to the Las Vegas Valley and specializing in trees and succulents that fall under xeriscape. The nature of the business is to provide the public with water saving landscape options.

The site plan reflects that the parking area will be paved and stripped with one space for every 500 sq ft of indoor display area, plus one space for each 2500 sq ft of outdoor display area. ADA spaces have been provided per code. The landscape plan indicates permanent landscape buffers which meet code for size and quantity. Planting material falls within the So Nevada Regional Plant List. The existing lighting will remain on the site.

The requested waiver will allow the existing trailer to remain in its current location and allow the existing chain link fencing to stay. The Master Sign Plan will meet the requirements of LVR Section 7.3 for permanent signage.

The property is zoned Planned Development (PD) with TOD-1 (Transit Oriented Development – High) land use designation and the Garden/Supply use is allowed with a Special Use Permit.

This application will have no negative impact to the surrounding property owners.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

23-0629
01/16/2024