



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) 510 S Rampart Blvd.

Project Name Garden Center Boca park **Proposed Use** Garden Supply/Plant Nursery

Assessor's Parcel #(s) 138-32-314-001 **Ward #** _____

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing PD Proposed _____

Additional Information _____

Property Owner IHC Health Services Inc. **Contact** John Rubbico

Address PO Box 3390 **City** Salt Lake City **State** UT **Zip** 84110

E-mail holidaylv@cox.net **Phone** 702-301-5070

Applicant IHC Health Services Inc. **Contact** John Rubbico

Address PO Box 3390 **City** Salt Lake City **State** UT **Zip** 84110

E-mail holidaylv@cox.net **Phone** 702-301-5070

Representative Baughman & Turner, Inc. **Contact** Josh Harney

Address 1210 Hinson St. **City** Las Vegas **State** NV **Zip** 89102

E-mail joshh@baughman-turner.com **Phone** 702-870-8771

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

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

Property Owner Signature Greg J. Matos

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

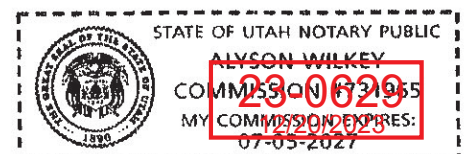
Print Name Greg J. Matos

Subscribed and sworn before me

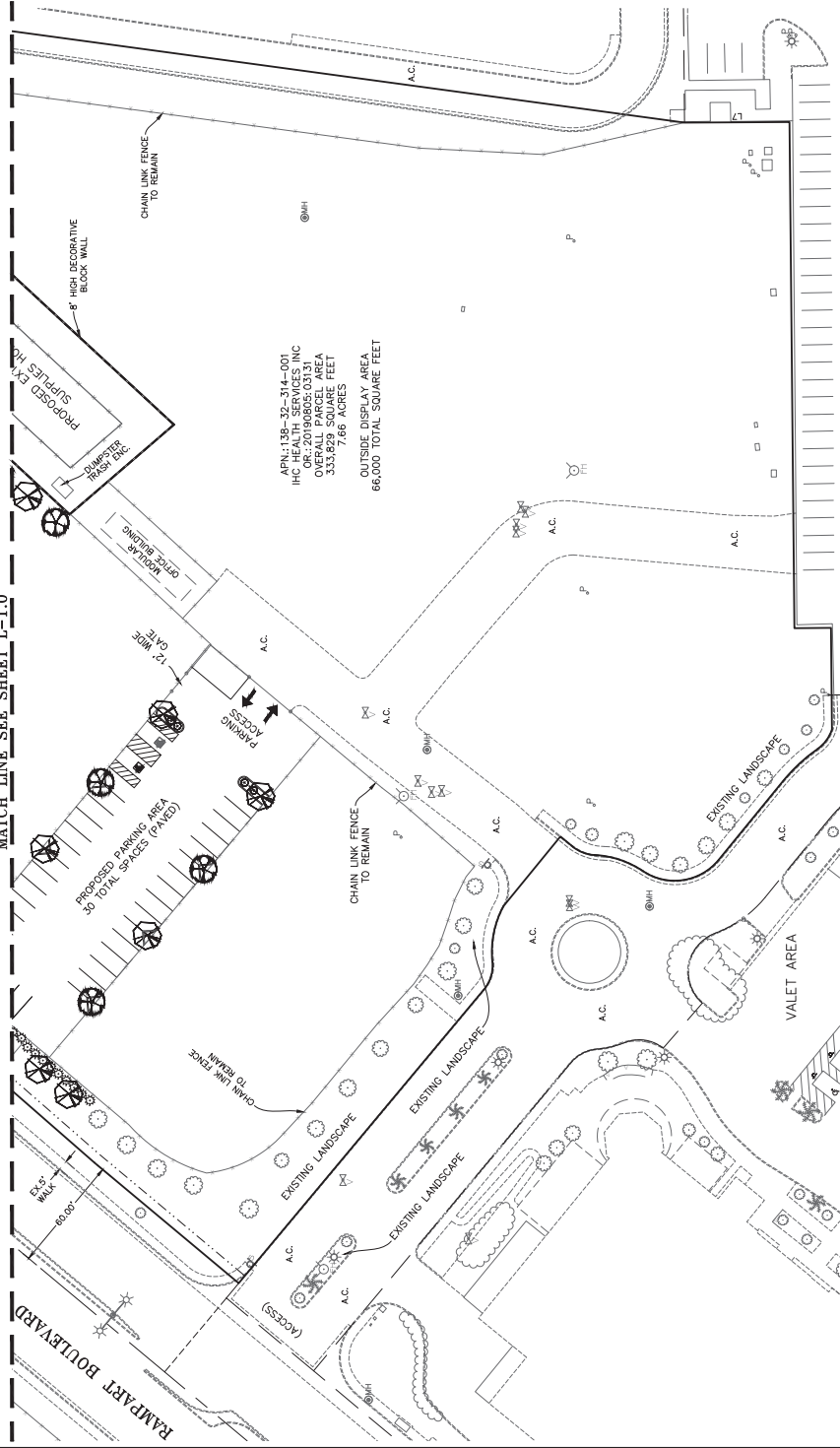
This 14th day of December, 2023

Salt Lake, Utah

Notary Public in and for said County and State



MATCH LINE SEE SHEET L-10

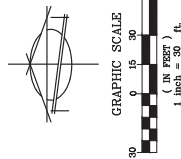


APN:138-32-314-001
HIC HEALTH SERVICES INC
PROPOSED OFFICE BUILDING
OVERALL PARCEL AREA
333,829 SQUARE FEET
7.66 ACRES
OUTSIDE DISPLAY AREA
66,000 TOTAL SQUARE FEET

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	F.C.
TREES						
23	24" BOX		ACACIA STENOPHYLLA	SHOESTRING ACACIA (STD.)	40FT X 20FT	NONE
4	24" BOX		PROSOPIS CHLENSIS	CHILEAN MESQUITE (MULTI)	30FT X 30FT	NONE
26	24" BOX		QUERCUS ILEX	HOLLY OAK (STD.)	30FT X 20FT	NONE
SHRUBS						
28	5 GAL		DASYLIRION WHEELERI	DESERT SPOON	5FT X 6FT	RED
26	5 GAL		HEPERALOE PARVIFLORA	RED YUCCA	3FT X 3FT	RED
24	5 GAL		LEUCOPHYLLUM FRUTESCENS	GREEN TEXAS RANGER	6FT X 6FT	MAGENTA
23	5 GAL		RUPELLIA PENINSULARIS	DESERT RUPELLIA	6FT X 6FT	PURPLE
20	15 GAL		SENNA ATMISIOIDES	FEATHERY CASSIA	6FT X 6FT	YELLOW
GROUND COVERS						
66	5 GAL		ROSEMARINUS OFFICINALIS	TRAILING ROSEMARY	2FT X 6FT SP.	BLUE

NOTE:
ALL FEATHERY CASSIA'S TO BE PLANTED AT A MIN. OF 3'-0" HIGH AS REQUIRED PER LOCAL DEVELOPMENT CODE TO SCREEN OUT PARKING AND CAR DISPLAY AREA.
MIN. PLANTING SIZE OF 15 GALLON.
ALL FEATHERY CASSIA'S TO BE MAINTAINED BY OWNER AND REPLACE AS NEEDED AT ALL TIMES REQUIRED PER LOCAL DEVELOPMENT CODE.



GENERAL PLANTING NOTES:

- THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, AND SHALL CAREFULLY EXAMINE THE SITE AND SHALL BE AWARE OF ALL EXISTING WORK AND CONDITIONS THAT COULD POSSIBLY AFFECT HIS WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, COORDINATION, SCHEDULING, UTILITY VERIFICATION AND DAMAGES HE CAUSES TO OTHER TRAKES AND/OR UTILITIES.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS THAT APPLY TO HIS WORK AND SHALL OBTAIN ALL NECESSARY PERMITS FOR HIS WORK.
- THE OWNER SHALL BE RESPONSIBLE FOR ROUGH GRADES SURROUNDING ALL BUILDINGS, WALKS AND SITE AMENITY AREAS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINISH TO INSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AS REQUIRED PER CODE. FINISH GRADE FOR ALL PLANTING AREAS SHALL BE 1-1/2" BELOW ADJACENT PAVING.
- PLANT QUANTITIES ON THIS LIST ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY, AND NEED TO BE VERIFIED.
- ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S (A.A.N.) SPECIFICATIONS FOR TREES, SHRUBS, AND PERENNIALS. SPECIES AND SIZE, QUALITY, FORM, COLORANT ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY.
- THE LANDSCAPE CONTRACTOR IS TO SPRAY ALL DECOMPOSED GRANITE AREAS WITH A PER-EMERGENT "SUR-FLAY" 1 OR EQUAL, APPLY PER MANUFACTURER'S SPEC.
- WHEN CALICHE IS ENCOUNTERED DURING PLANT PIT EXCAVATION DO AS FOLLOWS:
-IF IMPERVIOUS LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY
-IF 6" TO 18" THICK, PATCH A HOLE THROUGH THE LAYER
-IF 18" TO 48" THICK, PATCH A HOLE THROUGH THE LAYER
-IF 48" TO 60" THICK, PATCH A HOLE THROUGH THE LAYER
-IF LAYER IS GREATER THAN 18" ENLARGE THE PLANTING PIT TO TWICE THE WIDTH OF THE ROOT BALL AND TWICE THE WIDTH OF THE ROOT BALL AS WELL
- ALL TREES WITHIN 5'-0" OF CURBS, SIDEWALKS, WALLS, OR PARADENT SHALL HAVE A ROOT SHIELD/BARRIER DESIGNED TO DIRECT ROOT GROWTH DOWNWARD AND AWAY FROM ALL THESE ELEMENTS, AS REQUIRED BY CODE.
- ALL SHRUBS AND TREES TO HAVE A SLOW RELEASE FERTILIZER TABLET AT BOTTOM OF ROOT BALL WHEN PLANTED. USE FERTILIZER TABLET FOR ALL SHRUBS AND TREES. USE 1/2 TABLET FOR ALL 24" BOX TREES, 3 TABLETS FOR ALL 36" BOX TREES.
- EACH TREE AND SHRUB SHALL BE PLANTED WITH A MIN. MIXTURE OF 30% NATIVE MATERIAL AND 70% AMENDED BACKFILL MIXTURE. AFTER PLANTING WATER EACH MATERIAL TO SETTLE BACKFILL AS NEEDED.

GENERAL TREE PLANTING NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY.

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE. TYPICALLY AFTER 10 YEARS. PLANTING SIZE AT MATURE SIZE AT 10 YEARS. ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL AFFECT THE GROWTH OF A PLANT. PLANTING SIZE AT MATURE SIZE AT 10 YEARS. ALSO, NOTE THAT THE FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWTH SEASON TO ESTABLISH THESE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP)

NOTE:

THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS. SEE ATTACHED CIVIL PLAN FOR DRAINAGE DETAILS.

04/16/2024
23-10629

Call
1-800-227-2600

Call
1-702-432-5300

Call
1-702-227-2929

REALTY HOLDINGS LTD

DATE: 12/20/2023

SCALE: 1" = 30'

DATE: 12/20/2023

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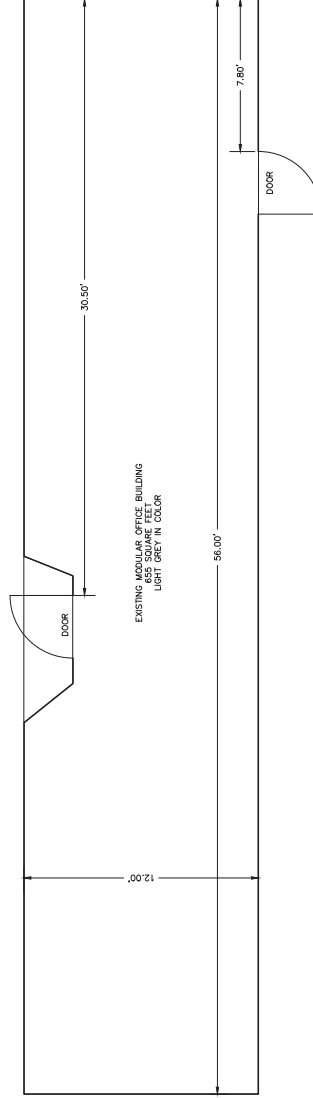
DATE: 12/20/2023

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FOR

510 SOUTH RAMPART BOULEVARD
BEING A PORTION OF THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



23-0629
12/20/2023

