



# 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

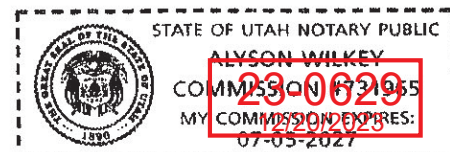
**Print Name** Greg J. Matos

Subscribed and sworn before me

This 14th day of December, 2023

Salt Lake, Utah

Notary Public in and for said County and State





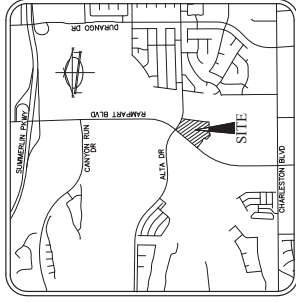
# SITE PLAN

## 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.

| CURVE # | LENGTH  | RADIUS  | DELTA     | TANGENT |
|---------|---------|---------|-----------|---------|
| C1      | 80.65'  | 54.00'  | 85°34'21" | 49.98'  |
| C2      | 31.22'  | 845.00' | 2°07'00"  | 15.61'  |
| C3      | 5.49'   | 25.00'  | 12°30'13" | 2.76'   |
| C4      | 12.68'  | 19.74'  | 39°47'40" | 6.57'   |
| C5      | 24.72'  | 90.50'  | 15°38'56" | 12.44'  |
| C6      | 43.47'  | 29.50'  | 84°29'52" | 26.76'  |
| C7      | 26.95'  | 50.50'  | 30°34'44" | 13.81'  |
| C8      | 12.30'  | 18.50'  | 35°08'52" | 6.36'   |
| C9      | 29.85'  | 50.50'  | 33°52'19" | 15.36'  |
| C10     | 15.51'  | 19.50'  | 49°34'23" | 8.19'   |
| C11     | 82.77'  | 855.00' | 5°32'48"  | 41.42'  |
| C12     | 299.62' | 800.00' | 21°27'32" | 151.59' |

| LINE # | LENGTH | BEARING     |
|--------|--------|-------------|
| L1     | 45.00' | S18°24'22"W |
| L2     | 60.00' | S00°08'06"E |
| L3     | 97.68' | N39°51'54"E |
| L4     | 82.17' | S22°26'49"E |
| L5     | 38.22' | S83°10'04"E |
| L6     | 14.78' | S71°05'54"E |
| L7     | 54.60' | S00°19'21"E |
| L8     | 19.00' | S00°33'00"E |
| L9     | 52.83' | S89°27'00"W |
| L10    | 52.72' | N00°44'11"W |
| L11    | 8.30'  | N39°15'43"E |
| L12    | 46.75' | N00°44'15"W |



VICINITY MAP  
NOT TO SCALE

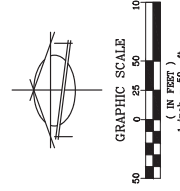
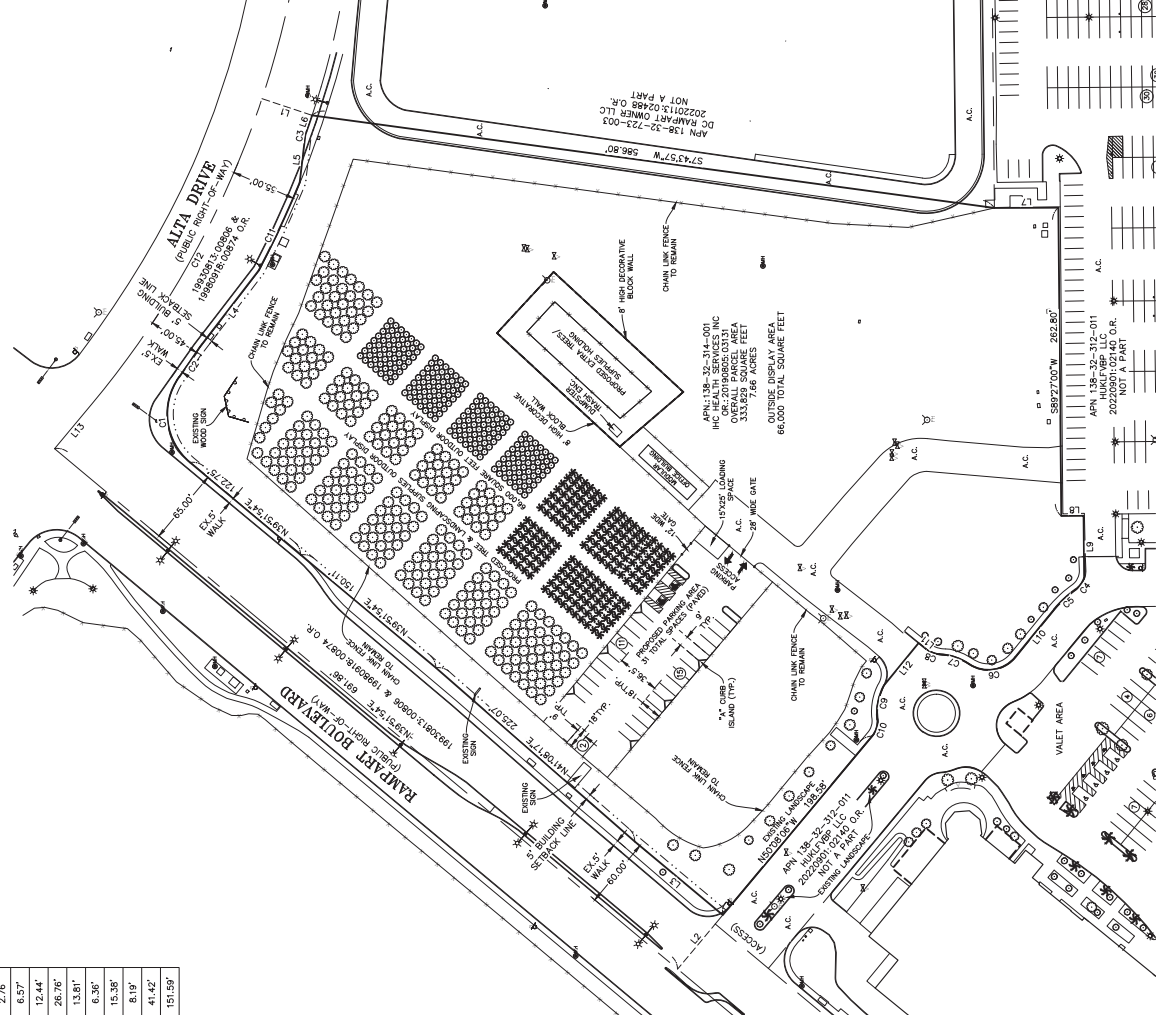
**PROJECT INFORMATION**  
 ASSessor's PARCEL NUMBER = 138-32-314-001  
 CURRENT LAND USE = UNDEVELOPED  
 PROPOSED ZONING = (TOD) TRANSIT ORIENTED DEVELOPMENT-HIGH DENSITY  
 TOTAL ACREAGE = 7.66 OVERALL PARCEL  
 SITE AREA = 7.66 ACRES  
 BUILDING SQUARE FOOTAGE = 720  
 PARKING REQUIRED = 26 SPACES  
 (16 SPACES PROVIDED ON-SITE)  
 PARKING PROVIDED = 30 SPACES

**DEED LEGAL DESCRIPTION**  
 LOT 1 AS SHOWN ON THE FINAL MAP OF RENAISSANCE-LOT 1 (A COMMERCIAL SUBDIVISION) ON FILE IN BOOK 156 OF PLATS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**REFERENCES**  
 FILE 122, PAGE 11 OF PARCEL MAPS  
 BOOK 156, PAGE 61 OF PLATS

- LEGEND**
- PROPERTY LINE
  - STREET CENTER LINE
  - ADJUTING PROPERTY LINE
  - THE LINE
  - SETBACK LINE
  - FENCE
  - APN
  - OR
  - OFFICIAL RECORDS
  - SQ. FT.
  - SQUARE FEET
  - AC.
  - MANHOLE
  - FIRE HYDRANT
  - WATERC
  - STREET LIGHT
  - UTILITY POLE
  - UTILITY
  - WOOD SIGN
  - WOOD SIGN
  - PALM TREE
  - SHRUB
  - HANDICAP

**23-0629**  
 PAGE 001/16/2024



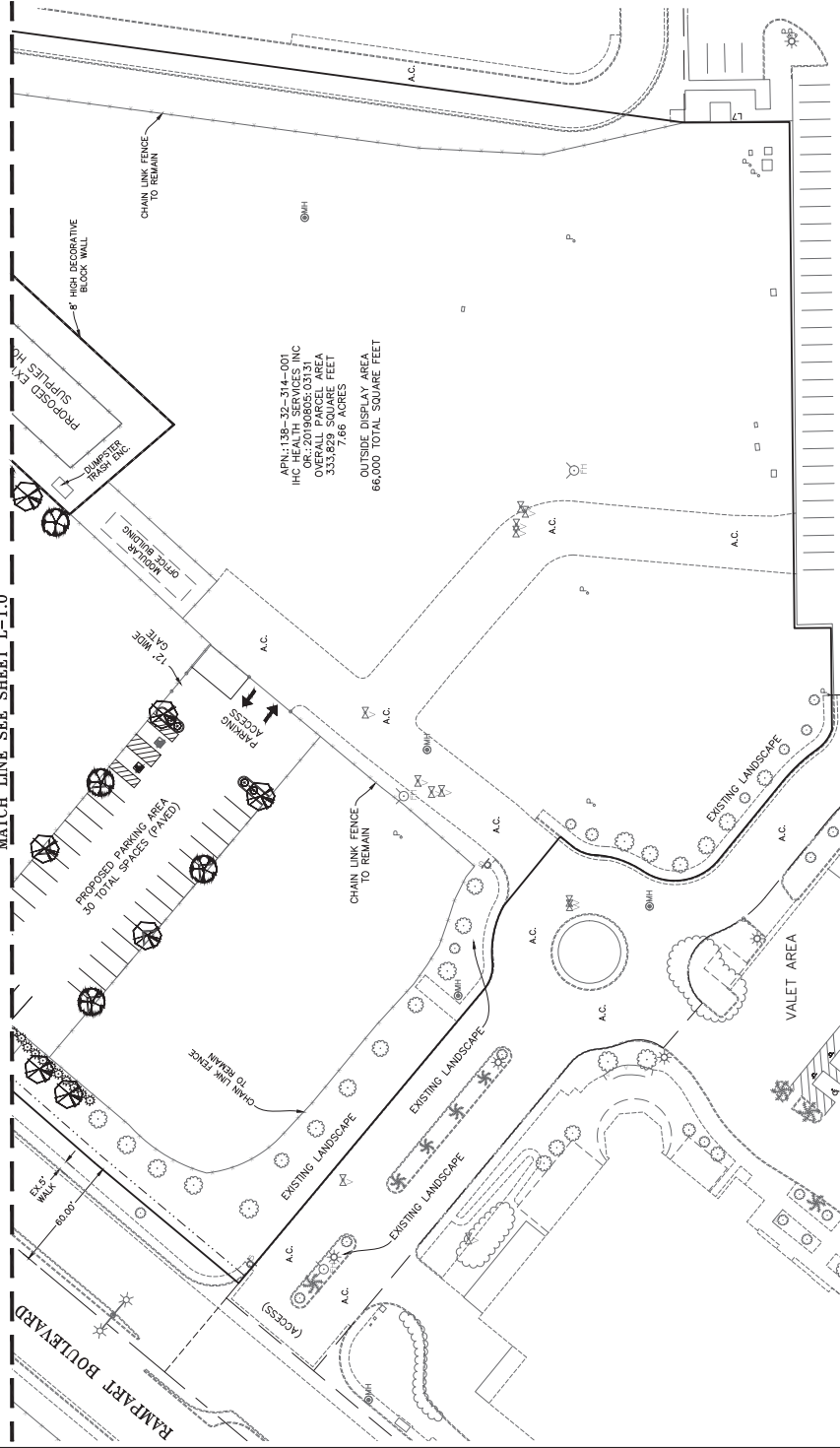
1 inch = 50 ft.







MATCH LINE SEE SHEET L-10

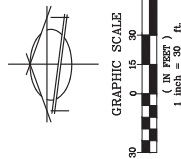


APN:138-32-314-001  
HIC HEALTH SERVICES INC  
PROPOSED OFFICE BUILDING  
OVERALL PARCEL AREA  
333,829 SQUARE FEET  
7.66 ACRES  
OUTSIDE DISPLAY AREA  
66,000 TOTAL SQUARE FEET

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 CHLORIS        | CHILEAN MESQUITE (MULTI) | 30FT X 30FT   | NONE    |
| 26            | 24" BOX |      | QUERCUS ILEX            | HOLLY OAK (STD.)         | 30FT X 20FT   | NONE    |
| SHRUBS        |         |      |                         |                          |               |         |
| 28            | 5 GAL   |      | DASTURION WHEELER       | 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 ATMISOLDES        | 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 TRADES 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 IN 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 CALICHE LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY.  
- IF CALICHE LAYER IS 6" TO 18" THICK, RAMP A HOLE THROUGH THE LAYER.  
- IF CALICHE LAYER IS GREATER THAN 18" THICK, FILL WITH 3/4" GRAVEL THROUGH CALICHE LAYER TO THE BOTTOM OF PLANTING PIT.  
- 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 PARAPETS 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 7-10 YEARS. ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL AFFECT PLANT GROWTH. PLANTING 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 CIVIL PLAN FOR DRAINAGE DETAILS.

**04/16/2024**

**FAST**

**Call UnderGround**

**1-702-492-5500**

**1-702-227-2929**

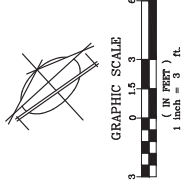
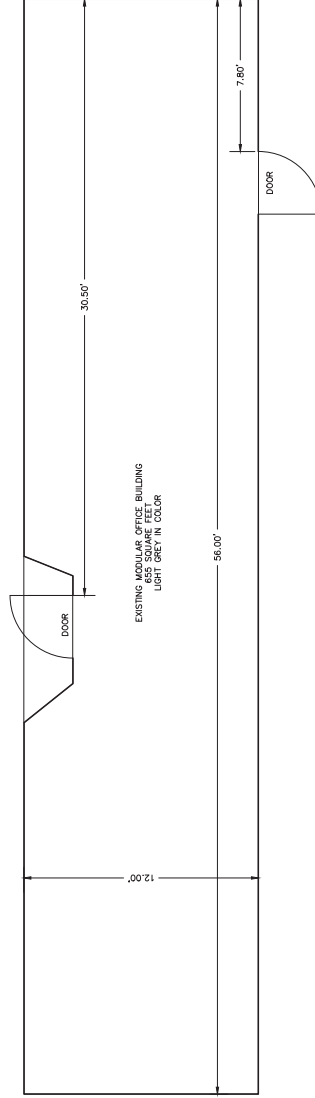
**1-800-227-2600**



FLOOR PLAN

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



