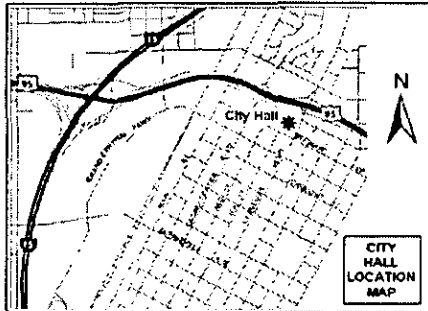


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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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this Request

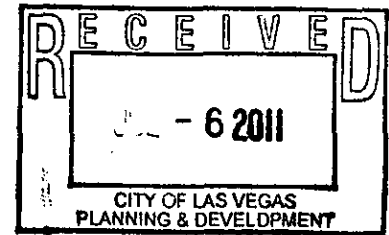
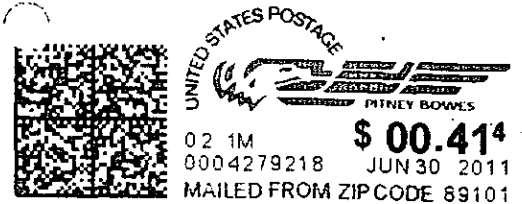
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this Request

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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

66 DRDFN11 89131

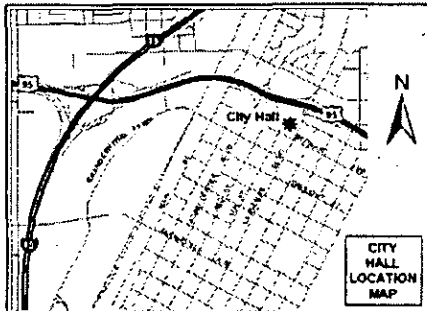


Case: ROC-40981
12514105012
VICCHIULLO MARIO A JR & DONNA M
6580 WHISPERING SANDS DR
LAS VEGAS NV 89131-2220

31-32
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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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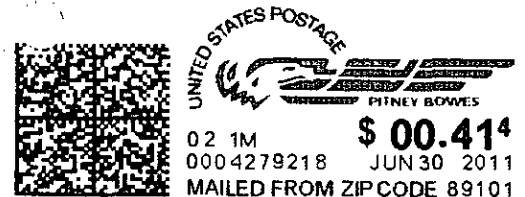
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

66 DRDFN11 89131

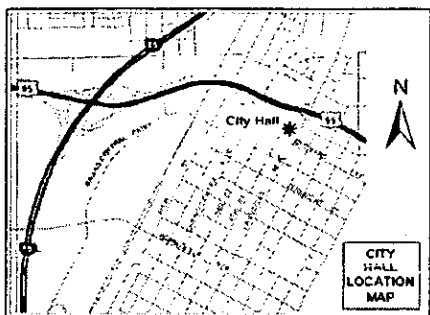


Case: ROC-40981
12515212005
GROVES JOHN G & JANE L
7740 TAMWORTH CT
LAS VEGAS NV 89131-4127

31-32
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Department of Planning
Development Services Center
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Planning Commission Meeting of 7/12/2011



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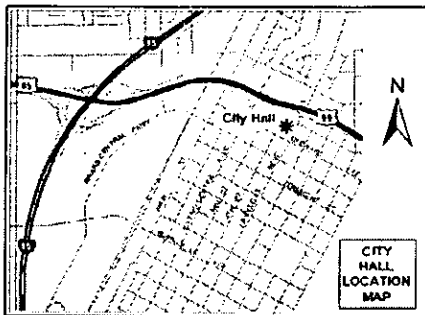
Case: ROC-40981

CARDWELL-LUETKEMEYER LIVING TR
6896 KELP LEDGE CT
LAS VEGAS NV 89131-0122

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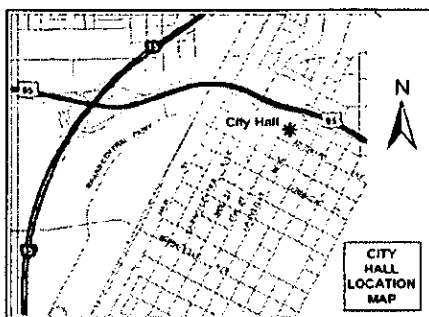
Case: ROC-40981

KAWAKAMI CHRISTOPHER T & PAUL M
7140 RIVER MEADOWS AVE
LAS VEGAS NV 89131-4315

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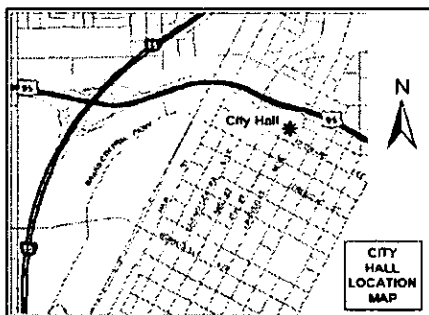
ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

66 DPDFN11 89131

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Development Services Center
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ROC-40981 & SDR-40980

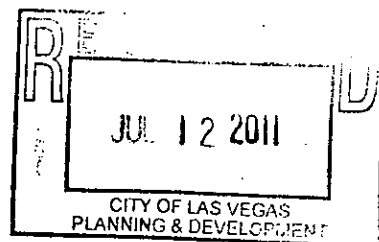
Planning Commission Meeting of 7/12/2011

66 DPDFN11 89131



Case: ROC-40981
12515712002
VARGAS JOSE G
6813 VIA LOCANDA AVE
LAS VEGAS NV 89131-0127

31-32
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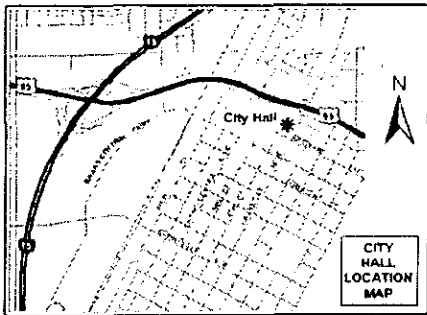


Case: ROC-40981
12510818008
MOWAT CHARLES W & SUZANNE J
8113 BAY COLONY ST
LAS VEGAS NV 89131-6707

31-32
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Planning Commission Meeting of 7/12/2011

66 DRDFN11 89101



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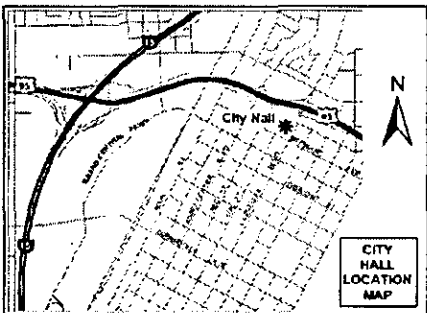
JUL 12 2011

Case: ROC-40981
12515711007
MAGUINESS THOMAS S & ELIZABETH
7504 VIA SIGNORELLI
LAS VEGAS NV 89131-0125

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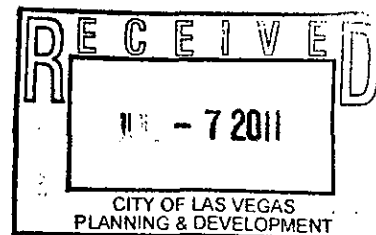
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

66 DRDFN11 89101

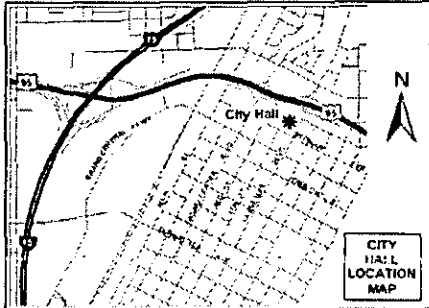


Case: ROC-40981
12515212026
GOURLEY R VAUGHN & KAROL
7331 REAL QUIET DR
LAS VEGAS NV 89131-4133

31-32
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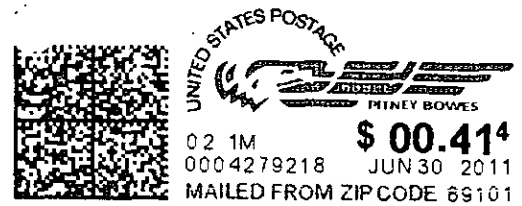
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

66 DRDFN11 89131



12514110024 Case: ROC-40981
HOBBS DARRELL R & DIANA R
7868 GARDEN STREAM CT
LAS VEGAS NV 89131-2245

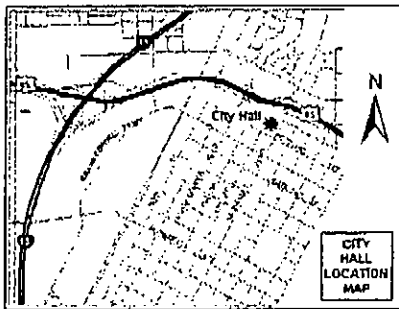
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No. 0170 P. 2

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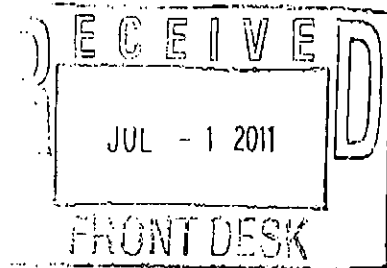


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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011 :



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801 S RANCHO DR #E-4
LAS VEGAS NV 89106-3812

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(The following information was obtained from the FBI file maintained by the New York City Office.)

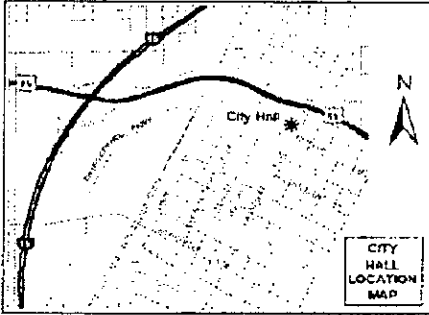
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Development Services Center
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Las Vegas, Nevada 89106

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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

Case: ROC-40981
12515211022
TRIPP JAMES R & CONNIE J
7222 SILVER CHARM CT
LAS VEGAS NV 89131-4129

66 DROFN11 65131

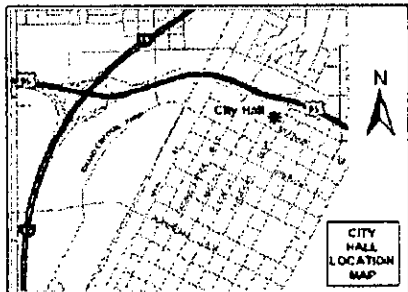
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Development Services Center
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011



Case: ROC-40981
12510714014
HUFFMAN KURT TRUST
P O BOX 751450
LAS VEGAS NV 89136-1450

75 DPDFN11 89136



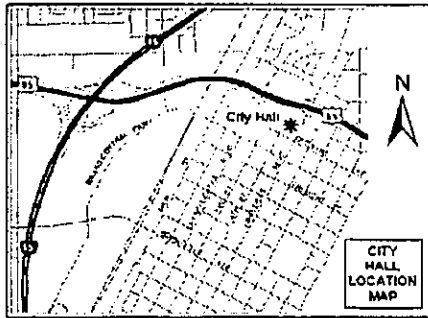
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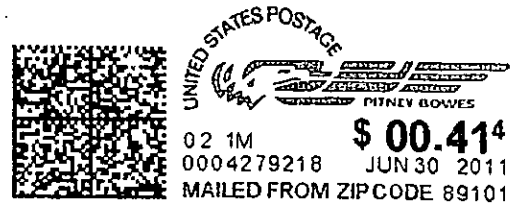


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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011



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Case: ROC-40981

SMITH PAMELA T
 7240 N MONTE CRISTO WY
 LAS VEGAS NV 89131-3334

66 DPDFN11 69131



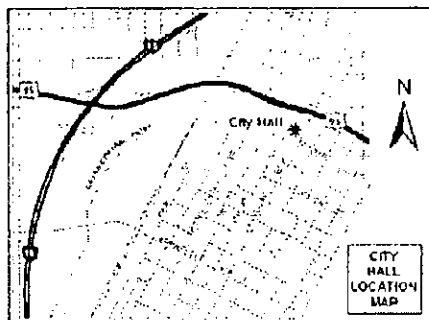
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Development Services Center
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

12515712023

Case: ROC-40981

DURELL WILLIAM & JANET FAM TR
7509 VIA FIORENTINO ST
LAS VEGAS NV 89131-0129

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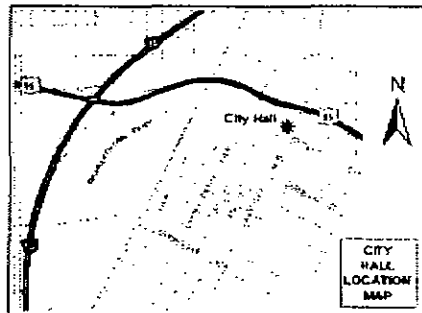
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011



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Case: ROC-40981
 12515402005
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 7355 SEVERANCE LN
 LAS VEGAS NV 89131-3326

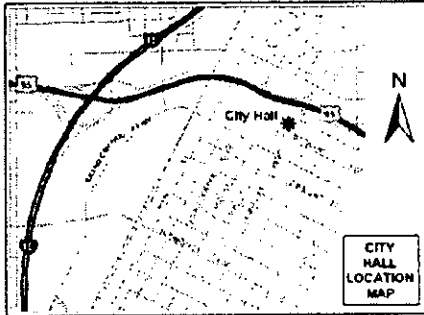
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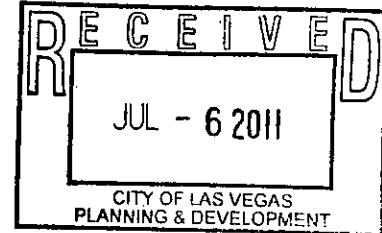
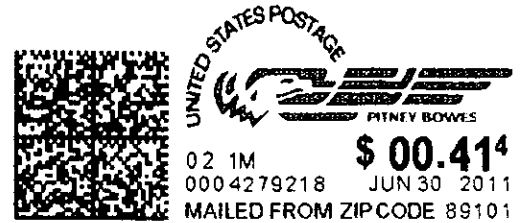


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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011



12510814028
 CHAO-WANG TRUST
 33798 TRAILSIDE WY
 UNION CITY CA 94587-4368

Case: ROC-40981

93 DRDFN11 94587

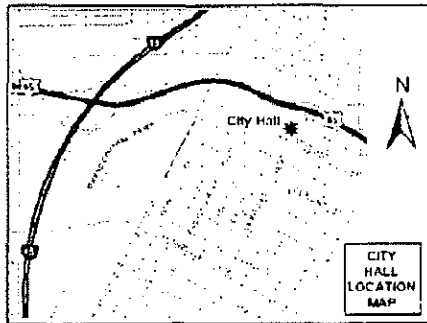


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City of Las Vegas
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ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

JUL 06 2011

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 P



Case: ROC-40981
 12515712015
 MARTINEZ NORMA J & RICARDO A JR
 6804 VIA COSTA BELLA AVE
 LAS VEGAS NV 89131-0130



November 2, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

RE: ROC-40981 – REVIEW OF CONDITION
RELATED TO MOD-41437 AND SDR-40980
CITY COUNCIL MEETING OF NOVEMBER 2, 2011

Dear Ms. DeGuzman:

The City Council at a regular meeting held November 2, 2011, APPROVED the request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2011. This approval is subject to:

Planning

1. Conditions of Approval Numbers 5, 7 and 9 are deleted.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

October 25, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

RE: ROC-40981 – REVIEW OF CONDITION
RELATED TO MOD-41437 AND SDR-40980
CITY COUNCIL MEETING OF OCTOBER 19, 2011

Dear Ms. DeGuzman:

The City Council at a regular meeting held October 19, 2011, HELD IN ABEYANCE the request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the November 2, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer-Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**LAS VEGAS OFFICE
3800 Howard Hughes
Parkway
Seventh Floor
Las Vegas, NV 89159
Tel: 702.792.7000
Fax: 702.792.7181RENO OFFICE
5586 Kletzke Lane
Reno, NV 89511
Tel: 775.652.3900
Fax: 775.652.3922CARSON CITY
OFFICE
510 W. Fourth Street
Carson City, NV
89703
Tel: 775.882.1311
Fax: 775.882.0257

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
702.792.7000

October 19, 2011

VIA FACSIMILE
385-7268Mr. Steve Gebeke
Planning Commission Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

Re: Revised Hold Letter
MOD-41437 – MAJOR MODIFICATION
ROC-40981 – REVIEW OF CONDITION
SDR-40980 – SITE DEVELOPMENT PLAN REVIEW
10/19/11 City Council Agenda Item Nos. 83, 84 & 85

Dear Steve:

This office represents the applicant in the above-referenced matters. We have previously requested in error that this matter be held until November 16, 2011. We respectfully request this matter be held no more than two weeks from the presently scheduled City Council hearing of October 19, 2011, until **November 2, 2011**.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO
Tabitha D. Fiddymment

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OCT 19 2011

TDF/II

cc: Flinn Fagg

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**LAS VEGAS OFFICE
3800 Howard Hughes
Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.782.7080
Fax: 702.788.7181RENO OFFICE
6888 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3800
Fax: 775.862.3882CARSON CITY
OFFICE
510 W. Fourth Street
Carson City, NV
89703
Tel: 775.882.1311
Fax: 775.882.0257

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
702.792.7000

October 17, 2011

VIA FACSIMILE
385-7268Mr. Steve Gebeke
Planning Commission Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101**Re: MOD-41437 – MAJOR MODIFICATION
ROC-40981 – REVIEW OF CONDITION
SDR-40980 – SITE DEVELOPMENT PLAN REVIEW
10/19/11 City Council Agenda Item Nos. 83, 84 & 85**

Dear Steve:

This office represents the applicant in the above-referenced matters. We respectfully request this matter be held from the presently scheduled City Council hearing of October 19, 2011, until November 16, 2011.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO

Tabitha D. Fiddymment

TDF/ll
cc: Flinn Fagg

RECEIVED

OCT 17 2011



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

September 14, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ABEYANCE - ROC-40981 - REVIEW OF CONDITION RELATED TO
MOD-41437 AND SDR-40980
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011**

Dear Ms. DeGuzman:

Your request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on September 13, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Conditions of Approval Numbers 5, 7 and 9 are deleted.

This item will be considered by the City Council on **October 19, 2011**, 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





September 1, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ABEYANCE - ROC-40981 - REVIEW OF CONDITION RELATED TO
MOD-41437 AND SDR-40980
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2011**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **September 13, 2011** as 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 available on-line on **Wednesday, September 7, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
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City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: September 13, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

ROC-40981

Canyon Mist Estates HOA

Citizens Action Committee of Tule Springs

Elkhorn Community Association

La Crescenta HOA

Lamplight Estates

Paloma HOA

Preserves at Elkhorn Springs HOA

Quarterhorse Estates - Unit 1 HOA

Silverstone Ranch Community Association

Stone Mountain HOA

The Meadows At Elkhorn Springs HOA

Toscana-Wyeth Ranch LMA

Wyeth Ranch Community HOA



August 10, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ABEYANCE - ROC-40981 - REVIEW OF CONDITION RELATED
TO MOD-41437 AND SDR-40980
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Ms. DeGuzman:

Your request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 9, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant to allow time for a neighborhood meeting.

This item is scheduled to be heard again at the **September 13, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

July 27, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ABEYANCE - ROC-40981 - REVIEW OF CONDITION RELATED TO
MOD-41437 AND SDR-40980
PLANNING COMMISSION MEETING OF AUGUST 9, 2011**

Dear Ms. DeGuzman:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 9, 2011** as 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 available on-line on **Wednesday, August 3, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

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FM-0073-07-11





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 13, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 AND
SDR-40980
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Ms. DeGuzman:

Your request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 12, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **August 9, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
John Burke	Pam Bailey
COMPANY:	DATE:
John David Burke Architect	7/11/2011
FAX NUMBER:	TOTAL NO. OF PAGES, INCLUDING COVER:
(702)876-9355	3
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
(702)876-4863	(702) 658-7081
RE:	YOUR REFERENCE NUMBER:
New Vista Ranch	

☐ URGENT ☒ FOR REVIEW ☐ PLEASE COMMENT ☒ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

John,

I'm faxing you the original conditions. As stated last night, I would like to see #5 remain as a condition for any future development on the site with the only exception being the height of the recreation center. I see that staff has changed it to be no higher than 24' along Rainbow from the 29' in condition #5. I would agree with either 24' or 29'. I do, however, have additional questions regarding the height of the recreation center. How high is the highest point of the recreation center? I realize 42' is the average, but I also noticed on the drawings that the center section, which I believe is the basketball court, is higher. I know that the height was a concern last night, and when I spoke with my husband, he was also concerned with the building being higher than 42'. The bottom line is, we don't want to set precedence for future development. If the basketball court is indeed that area, and the ceiling is 28', couldn't the ceiling height be reduced to 20-21' as is recommended for recreation centers? The NCAA only requires a ceiling height of 25' which is still shorter. I realize that I don't know the dimensions for the pitch of the roof, but I thought that I'd offer a suggestion to try to reduce the highest point of the building to 42' which would make more people happy.

I spoke with my horse riding neighbors in the parking lot last night. They were wondering if #7 could remain but include that the pea gravel be the finished surface and that the trail be 12' wide to accommodate their carriages since #7 states that there is a mixed use/horse trail on Rainbow.

As I read the staff's recommendations, I see that they are including 30' light poles in the parking lot. Would you please clarify where these poles are being placed and how many there will be? I would also like a condition placed in the minutes as we discussed last night regarding the 15' light poles and where they will be placed.

As I was reading the staff report, I also noticed that there was mention of illuminated signs. Where will they be located and how large will they be? I also noticed that on pg 6, under related items, it gives reference to a commercial amusement/recreation facility. Do you know why it states that the recreation center is commercial?

Were you able to find out if Rainbow is truly completely on the city side of the street? Thank you for your time and assistance.

Pam Bailey
6665 Jo Marcy
BaileyTchicken@aol.com

RECEIVED

JUL 11 2011

ROC-40980

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE

TABITHA D. FIDDYMENT
702.792.7000

LAS VEGAS OFFICE
3800 Howard Hughes
Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.795.7181

RENO OFFICE
5565 Kietzke Lane
Reno, NV 89511
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Fax: 775.852.3982

CARSON CITY
OFFICE
510 W. Fourth Street
Carson City, NV
89703
Tel: 775.882.1311
Fax: 775.882.0257

July 12, 2011

VIA FACSIMILE
385-7268

Mr. Steve Gebeke
Planning Commission Supervisor
LAS VEGAS PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, NV 89101

**Re: MOD-41437 – MAJOR MODIFICATION
ROC-40981 – REVIEW OF CONDITION
SDR-40980 – SITE DEVELOPMENT PLAN REVIEW
07/12/11 Planning Commission Item Nos. 30, 31 & 32**

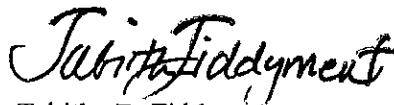
Dear Steve:

This office represents the applicant in the above-referenced matters. We respectfully request this matter be held from the presently scheduled Planning Commission hearing of July 12, 2011, until **August 9, 2011**. The additional time is needed to work out conditions with the neighbors.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Tabitha D. Fiddymment

TDF/II

cc: Flinn Fagg

RECEIVED

JUL 12 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

June 30, 2011

Ms. Kelly DeGuzman
New Vista Ranch, Inc.
PO Box 80025
Las Vegas, Nevada 89180

**RE: ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437
AND SDR-40980
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Ms. DeGuzman:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 12, 2011** as 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 available on-line on **Wednesday, July 6, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John David Burke
John David Burke Architect
3471 West Oquendo, Suite #301
Las Vegas, Nevada 89118

Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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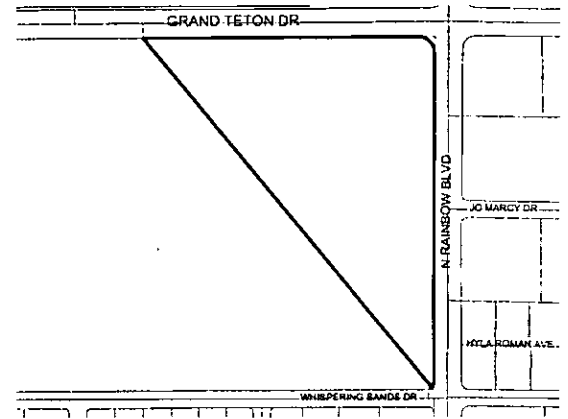
Application Information

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items 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 the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

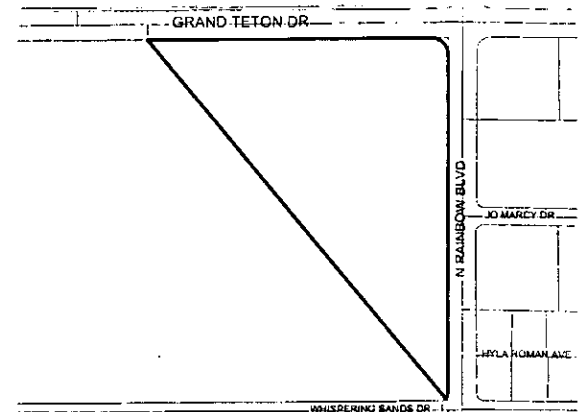
Application Information

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

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 a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items 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 the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



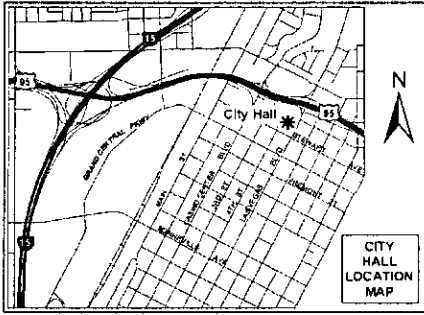
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

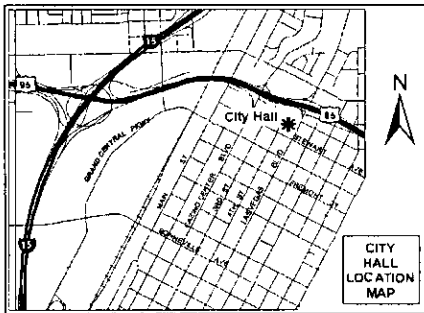
Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ROC-40981 & SDR-40980

Planning Commission Meeting of 7/12/2011

Development Notification

PC Meeting: JULY 12, 2011

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

ROC-40981

Canyon Mist Estates HOA

Citizens Action Committee of Tule Springs

Elkhorn Community Association

La Crescenta HOA

Lamplight Estates

Paloma HOA

Preserves at Elkhorn Springs HOA

Quarterhorse Estates - Unit 1 HOA

Silverstone Ranch Community Association

Stone Mountain HOA

The Meadows At Elkhorn Springs HOA

Toscana-Wyeth Ranch LMA

Wyeth Ranch Community HOA

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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 16, 2011
Re: **ROC-40981** John David Burke 7875 N. Rainbow Blvd.
Request for a Review of Condition to eliminate all conditions of approval for ZON-16580

COMMENTS:

The Department of Public Works has no objection to the elimination of all conditions of approval for ZON-16580. All appropriate Public Works conditions will be addressed with the new Site Development Plan Review, SDR-40980.

John David Burke, Architect

a Professional Corporation

May 24, 2011

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101**

Re: Justification Letter – Major Modification

**Revision to the PD New Vista Master Development
Plan and Development Standards Document,
dated February 7, 2007
GPA-16578, ZON-16580**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

RECEIVED

MAY 24 2011

Overview

This revision to the New Vista Master Development Plan and Development Standards Document we are submitting today is a revision to previously approved MDPDS document approved in conjunction with GPA-16578, ZON-16580 and SPR-16581. The project involves a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. This revision is a companion item to the newly submitted plans for SDR-40980 and ROC-40981. The new revised plans depict essentially the same uses as previously approved but in a different configuration. The MDPDS document revisions bring this document in line with the new submittals. The uses proposed were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

**MOD-41437 ROC-40981
SDR-40980 REVISED**

Revisions to the PD Document:

Section 3.4 Revise the title of the "Micro Business Center" to read "Education Employment Center". Though the uses are the same – the name changes is more explanatory of the purpose of the building.

Section 4.1 The Building Setback section has been revised to match the newly submitted plans. Note that the Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard.

Section 4.4 This section has been revised to show the driveway requirements to match the new phasing plan.

Section 4.8 This section has been revised to match the new phasing plan.

Section 4.9 This section has been updated to match current site conditions.

Section 4.10 This section has been revised to match current site conditions.

Section 5.3 This section has been revised to increase the height limits of the Community Center/Recreation Building and the Education/Employment Center. Regarding the added height of the Community/Recreation Center, this height is needed for the sports function (basketball clear height of 28') and to allow the sloped residential style rooflines. The Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard to reduce it's impact on the Rainbow frontage and the neighbors to the east. Similarly, the height of the Education/Employment Center has been increased to accommodate the sloped residential style roof lines. Note that the Assisted Living Units and the Medical Building have been drastically reduced in height as these buildings are those sited adjacent to Rainbow Boulevard.

Section 5.4 This section has been revised to match the newly submitted plans.

Section 8.0 The exhibits have been updated to match the newly submitted plans and incorporate the previous approvals

RECEIVED

MAY 20 2011

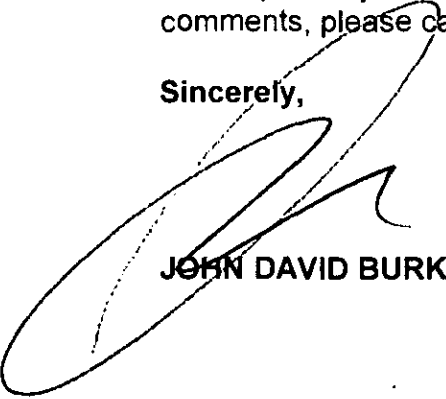
**MOD-41437 ROC-40981
SDR-40980 REVISED**

Page 3 of 3

Otherwise, this Major Modification is consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

RECEIVED

MAY 25 2011

MOD-41437 ROC-40981-
SDR-40980 REVISED

Carman Burney

From: Yorgo Kagafas
Sent: Wednesday, March 16, 2011 9:57 AM
To: john burke
Cc: Steve Gebeke; Carman Burney
Subject: RE: New Vista SDR-40980 and WOC-40981 applications

Thank you. Your submitted cases (ROC-40981 & SDR-40980) will be moved to the May 10, 2011 Planning Commission agenda. Please note that a Major Modification application and a revised Master Development Plan and Development Standards are required in order to remain on the May PC agenda.

Yorgo Kagafas, AICP
Planner II
Planning & Development
City of Las Vegas
(702) 229-6196

From: john burke [<mailto:jburke@jburkearchitect.com>]
Sent: Wednesday, March 16, 2011 10:18 AM
To: Yorgo Kagafas
Subject: FW: New Vista SDR-40980 and WOC-40981 applications

Yorgo,

Regarding your comments on the application, please hold the New Vista items until the next Planning Commission agenda so that I can discuss the issues with the Building Committee. Specifically, you had requested an additional application for a Major Modification to the PD and a complete review of the Master Development Plan and Development Standards.

If you have a moment, can I make an appointment to sit with you and discuss the project? I think it would be very helpful to both of us.

Thank you for your time and effort in this matter.

John David Burke, Architect
Registered NV, AZ, CO
NCARB, LEED-AP
3471 W. Oquendo Road #301
Las Vegas, NV 89118
702-876-4863 - Office
702 876-9355 - Fax
jburke@jburkearchitect.com

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

**ROC-40981
SDR-40980**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 TH FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 ND FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 ND FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (ND PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (ND PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 TH FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT< US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

ROC-40981 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE ALL CONDITIONS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED ROC-40981 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS TO CREATE A CAMPUS STYLE SETTING FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

PLANNING COMMISSION: **APRIL 12, 2011**
CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

4K

Report Date 02/17/2011 07:22 AM

Submitted By

Page 1

A/P # 40981 REVIEW OF CONDITION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/16/2011 14:12	982998	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

ROC-40981 - REVIEW OF CONDITIONS RELATED TO SITE DEVELOPMENT PLAN REVIEW (SDR-40980)- PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH INC. - Request for REVIEW OF CONDITONS TO A PREVIOUSLY APPROVED REZONING (ZON-16580) APPLICATION TO ELIMINATE ALL CONDITIONS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).

Parent A/P #

Project #	40981	Project/Phase Name	Phase #
Size/Area	0.00	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed
% Complete Formula			0.00

Property/Site Information

Parcel 12515501002

Location

Owner/Tenant

Contact ID AC1104330	Name	NEW VISTA RANCH INC	Organization
Mailing Address P O BOX 80025			State/Province NV
City LAS VEGAS			Country
ZIP/PC 89180-0025			☐ Foreign
Day Phone (702)457-4677 x 2			Evening Phone
Fax (702)457-1433			Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7875 N RAINBOW BLVD
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515501002

Report Date 02/17/2011 07:22 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1200931 ☐ Foreign
Effective Expire
Name JOHN DAVID BURKE ARCHITECT
Day Phone (702)876-4863 x Eve Phone Organization
Pager PIN # Position
Fax (702)876-9355 Mobile Profession
E-Mail
Address 3471 W OQUENDO RD STE 301
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER, CROWELL, RENSHAW, GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To

Comments No Comments

Report Date 02/17/2011 07:22 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1104330 ☐ Foreign
Effective Expire
Name NEW VISTA RANCH INC
Day Phone (702)457-4677 x 2 Eve Phone Organization
Pager PIN # Position
Fax (702)457-1433 Mobile Profession
E-Mail
Address P O BOX 80025
LAS VEGAS, NV 89180-0025
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation/Attended

There are no items in this list

Report Date 02/17/2011 07:22 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/16/2011 14:31	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/16/2011 14:31	30.00
PROCESSING FEE	P	02/16/2011 14:31	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (ROC) Modified By JMARSHALL Modified Date/Time 02/16/2011 14:12

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|-----------------------------------|
| Y Application/Petition Form | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Justification Letter | Y Laser Print Site Plan |
| Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) | Y Laser Print Floor Plan |
| Y Landscape Plan | Y Laser Print Elevation |
| Y Building Elevations (1 Folded, 1 Rolled Colored) | Y Statement of Financial Interest |
| Y Copy of Approval Letter | |

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL 982998 02/16/2011 14:12
N

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 02/17/2011 07:22 AM

Submitted By

Page 5

REVIEW OF CONDITION

Will this go to City Council? Will this go DIRECTLY to City Council?

Parent Application Type ZON

Is there a condition of approval for a Required Review?

Parent Project # 16580

If yes, when does it need to be reviewed?

Hearing Type

Public, Non-Public, Admin? PUBLIC

Staff Recommendation

N Is this an Alcohol related Application?

Meeting Information

Meeting Information

Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

04/12/2011

PC

SCHEDULED

0

0

0

JMARSHALL

02/16/2011

Template Type AP #

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 02/16/2011 14:34
ALEVA WALKER, 702.876.4863, NEW VISTA RANCH INC CK 33075, \$1850 & CASH, \$10

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY
 Project Address (Location) 7875 N. RAINBOW BLVD.
 Project Name NEW VISTA COMM-ASST'D LIVING/CMM & REC CTR/EDU & EMPLO Proposed Use HOUSING & SUPPORT FACILITY MR/DD POP.
 Assessor's Parcel #(s) 125-15-501-002 Ward #
 General Plan: existing PCD proposed PCD Zoning: existing PD proposed PD
 Commercial Square Footage 123,850 S.F. Floor Area Ratio 16.0%
 Gross Acres 15.0 Lots/Units 78 Density 5.2/ACRE
 Additional Information SEE JUSTIFICATION LETTER FOR

WAIVER OF CONDITION

PROPERTY OWNER NEW VISTA RANCH INC. Contact KELLY DEGUZMAN, CEO
 Address P.O. BOX 80025 Phone: (702) 457-4577 Fax: (702) 457-1422
 City LAS VEGAS State NV Zip 89180
 E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

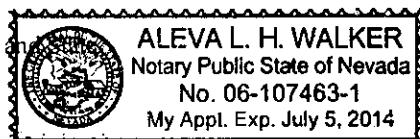
APPLICANT NEW VISTA RANCH INC. Contact KELLY DEGUZMAN, CEO
 Address P.O. BOX 80025 Phone: (702) 457-4577 Fax: (702) 457-1422
 City LAS VEGAS State NV Zip 89180
 E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE Contact KCRG&F/JOHN BURKE ARCHITECT
 Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 Phone: 792-7000 Fax: 796-7181
 City LAS VEGAS State NV Zip 89113/89118
 E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

Property Owner Signature* Kelly Deguzman
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me
 This 23rd day of March, 20 11.
Alewa H. Walker

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>POC - 40981</u>
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: NEW VISTA COMMUNITY
 Project Address (Location) 7875 N. RAINBOW BLVD.
 Project Name NEW VISTA COMM. - AESTD Proposed Use HOUSING & SUPPORT FACILITY FOR MR/ED POPULATION
LIVING COMM. & RECREATION, EDUCATION & EMPLOYMENT CTR
 Assessor's Parcel #(s) 125-15-501-002 Ward #
 General Plan: existing PCD proposed PCD zoning: existing PD proposed PD
 Commercial Square Footage 123,850 S.F. Floor Area Ratio 16.0%
 Gross Acres 15.0 Lots/Units 78 Density 5.2/ACRE
 Additional Information SEE JUSTIFICATION LETTER FOR
WAIVER OF CONDITION

PROPERTY OWNER NEW VISTA RANCH INC. Contact KELLY DEGUZMAN CEO
 Address P.O. BOX 80025 Phone: 457-4677 Fax: 457-1433
 City LAS VEGAS State NV Zip 89180-0025
 E-mail Address kellydeguzman@newvistacommunity.org

APPLICANT JOHN DAVID BURKE Contact JOHN DAVID BURKE
ARCHITECT (702) (702)
 Address 3471 WEST OAKLAND #301 Phone: 876-4863 Fax: 876-9355
 City LAS VEGAS State NV Zip 89118
 E-mail Address jburke@jburkearchitect.com

REPRESENTATIVE CHRIS KEMPTER Contact KC KEMP
 Address 8345 W. SUNSET RD. #250 Phone: 792-7000 Fax: 792-7181
 City LAS VEGAS State NV Zip 89113
 E-mail Address info@kcnu-law.com

Property Owner Signature* Kelly Deguzman

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

Print Name KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 15 day of February, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>ROC-40931</u>
Meeting Date:	<u>4-12-11</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>2-16-11</u>
Received By:	<u>J. F. Marcus</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.

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **ROC-40981** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

Name of Representative: CHRIS KAEMPFER

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): _____

APN: _____

Signature of Property Owner: Kelly P. Durman

Print Name: KELLY DURMAN, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Notary Public in and for said County and State



RECEIVED
FEB 16 2011

John David Burke, Architect

a Professional Corporation

February 14, 2011

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101**

**Re: Justification Letter – Site Plan Development Review
Review of Conditions
ZON-16580, conditions 5, 7 & 9
SPR-16581, conditions 3, 12, 16, 17 & 19**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

Overview

The plans and we are submitting today are a revision to previously approved plans under GPA-16578, ZON-16580 and SPR-16581. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. The plans depict essentially the same uses as previously approved but in a different configuration. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. The purpose of this revision is in response to the changing economic times while respecting the approved "Master Development Plan and Development Standards" document, the original staff comments and neighborhood meeting input. The project now consists of nine (9) assisted living homes, a small medical/therapy building, an educational/employment center and a community/recreation center. These uses were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

**ROC-40981
SDR-40980**

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Site Plan Development Review – Revisions to the previously approved plan

Colors and Materials

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western Craftsman Style" detail –

1. Exterior Walls: Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2. Glazing: Bronze reflective/tinted glass
3. Roofing: Existing sloped roof s are to remain as is
New sloped roofs to be concrete tile & standing seam

Essentially, the colors and the materials have not changed.

Setbacks, Building Heights, Building Areas, Arrangement of Buildings

Foremost among the neighbors' previous concerns was the size and location of the Community/Recreation Center and the Education/Employment Center (previously referred to as the Mini-Business/Workshop Building). These two (2) buildings are now split into twelve (12) buildings. The Education/Employment Center is the one building that did increase in size though it maintains its position at the westernmost corner of the site per neighbor comments. The Community/Recreation Center has been drastically reduced in size and is pushed even farther west away from the single family homes to the east as per neighbor comments. The assisted living units have been broken up into nine (9) buildings, each housing six (6) residents and (2) caregivers. These buildings are now arranged campus style around large landscaped courtyards. Each of these buildings has a large front porch and several private porches that relate to the public spaces and public and private gardens that surround them. This is an overall reduction of two (2) assisted living units. The medical facilities, previously located in the large building, are now housed in a small building that is located in the same campus like setting. These buildings now relate to the existing "Ranchouses" at a smaller, more intimate residential scale. This now allows for myriad opportunities to create pedestrian circulation and amenities while internally relating to a system of gardens that are to be maintained by the residents.

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Review of Conditions

The requested Review of Conditions are required to match the new revised plans and the concept of phased construction to the language of the ultimate Conditions of Approval.

ZON-16580

Condition 5 Add language such as "...of the phased area contemplated at the time of permit submittal..." to the condition to account for phasing

Condition 7 Add language such as "...for the phased area contemplated at the time of permit submittal..." to the condition to account for phasing

Condition 9 Adjust this condition to account for phasing

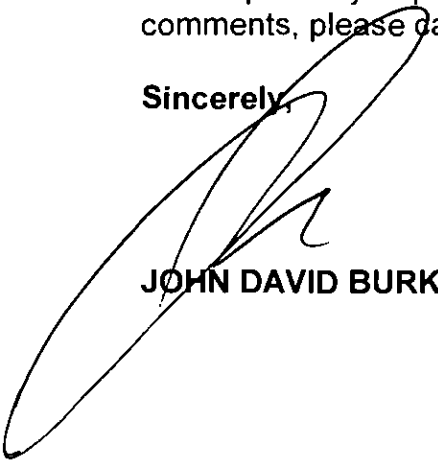
SPR-16581

Condition 2, 12, 16, 17 & 19 Adjust these conditions to account for phasing

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

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SDR-40980



LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER



February 8, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: SDR-16581 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND ZON-16580

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone]. NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.
4. The Site Plan must incorporate the amended design standards set forth in the zoning
5. The site plan shall be revised in accordance with the master development and standards agreement as approved.

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

VOICE 702.229.6011

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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

ROC-40981
SDR-40980

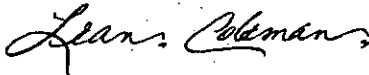
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Ms. Kelly Deguzman
SDR-16581 – Page Three
February 8, 2007

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

cc: See Attached Llist

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SDR-40980

Ms. Kelly Deguzman
SDR-16581 - Page Four
February 8, 2007

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. John Burke
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118

Ms. Tabitha Keach
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

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LAS VEGAS CITY COUNCIL

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CITY MANAGER

March 1, 2007

Ms. Kelly Deguzman
New Vista Ranch, Inc.
3085 South Valley View Boulevard
Las Vegas, Nevada 89102RE: ZON-16580 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 7, 2007
RELATED TO GPA-16578 AND SDR-16581

Dear Ms. Deguzman:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Added Conditions:

- A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.
- B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.
- C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

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400 STEWART AVENUE
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Ms. Kelly Deguzman
ZON-16580 – Page Two
March 1, 2007

3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.
4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.
5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.
6. There will be no retail uses on this site.
7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.
9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: Q09-00120-5-139989

DATE ISSUED: 11/19/08

TYPE OF LICENSE: ARCHITECTURAL FIRM

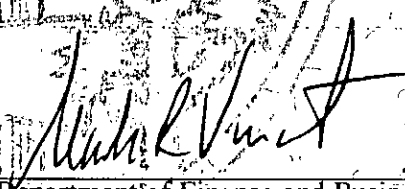
1 PROS

BUSINESS LOCATION: 3471 W OQUENDO RD 301

ISSUE TO: JOHN DAVID BURKE ARCHITECT

DBA:
JOHN DAVID BURKE ARCHITECT
3471 W OQUENDO RD 301
LAS VEGAS NV 89118

PRINCIPAL(S)
BURKE, JOHN PRES 100%


Director, Department of Finance and Business Services

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Failure to maintain any required state license renders this Business License invalid.

Post in a conspicuous place.



**New Vista Community Master Development Plan
And Developments Standards**

May 24, 2011

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MAY 25 2011

**MOD-41437 ROC-40981
SDR-40980 REVISED**

Table of Contents

1	Overview	
	1.0	Purpose
2	PD District	
	2.1	Intent of PD District
	2.2	Minimum Site Area
3	Planned Development (PD)	
	3.1	History and Background
	3.2	Proposed Project Designation
	3.3	Site Boundary
	3.4	PD Permitted Uses and Standards
	3.5	Special Events
	3.6	Future Expansions or Alterations
4	Site Design Criteria	
	4.1	Building Setbacks <i>and Height</i>
	4.2	Setback Exceptions
	4.3	Service and Loading Areas
	4.4	Parking and Driveway
	4.5	Signage
		4.5.1 Temporary Signage
		4.5.2 Site Signage
	4.6	Landscaping
	4.7	Fences and Walls
	4.8	Streetscape
	4.9	Transportation Plan & Traffic Impact Analysis
	4.10	Preliminary Drainage Analysis
5	Architectural Design Criteria	
	5.1	Purpose
	5.2	Style
	5.3	Building Heights
	5.4	Mechanical Equipment / Trash Area Screening
	5.5	Building Materials and Finishes
	5.6	Exterior Lighting
	5.7	Exterior Colors
	5.8	Landscape Plan
6	Transfer Not To Relieve New Vista of its Obligations/Rights of Assignees and Transferees	
7	Modifications of Master Development Plan and Development Standards	
8	Exhibits	
	A.	Legal Description
	B.	Land Use Map
	C.	<i>A1 – Site Plan</i>
		<i>A1a – Phasing Plan</i>
		<i>A1b – Proposed Site vs. Previously Approved Site Plans</i>
		<i>A2 - Exterior Elevation – Assisted Living Buildings</i>
		<i>A3 – Floor Plans – Assisted Living and Medical Buildings</i>
		<i>Exterior elevations – Medical Building</i>
		<i>A4 – Exterior Elevations – Community/Recreation Center</i>

- A5 - Floor Plans – Community/Recreation Center*
- A6 – Floor Plans & Ext. Elev. 's – Education & Employment Center*
- D. Multi-Use Transportation Trail Street Sections*
- E. Preliminary Traffic Analysis
- F. Preliminary Drainage Analysis
- G. Color & Material Board

1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards along with the Guidelines for this PD plan is to provide the parameters of development for the New Vista Community Project. The project is located on 15.05 net acres located at the Southwest Corner of Grand Teton and Rainbow Boulevard in the City of Las Vegas. In 2007, New Vista submitted a development plan that reflected its desire to develop the charities property. At the time, the property was zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). Based upon the proposed plan, the City of Las Vegas approved a General Plan Amendment, GPA-16578, a Zone Change ZON-16580, and a Site Development Review, SDR-16581 with the zoning approved to PD (Planned Development) and a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
9. Encouraging area sensitive site planning and design.
10. Contributing to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.

2.2 Minimum Site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the New Vista Community Project is 15.05 net acres.

3.0 New Vista Community Planned Development (PD)

3.1 History and Background

The New Vista Community was started back in the mid-eighties to provide for the needs of the adult intellectually challenged. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) to live and work independently and be a part of the general community. In the late eighties, New Vista was - donated 15 acres by the Gilcrease family in what was then Clark County. To date, with volunteer work and donations, four "ranch houses" have been built on this property. Each "ranch house" provides six adult residents with room and board and the supervision -by a non-handicapped caretaker couple. New Vista Community has evolved over the past twenty years, to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population by providing opportunities and support so they may experience life to the fullest..

3.2 Proposed Project Designation

Initially, the New Vista parcel was zoned RE with the proper use permits in unincorporated Clark County. Now that the land has been annexed into the City of Las Vegas, the property has been rezoned as a Planned Development with an approved Site Development Review. -. To achieve the goals and uses that are hereby proposed, a review of conditions for the approved SDR and Zoning Conditions is being requested.

3.3 Site Boundary

The boundaries of the New Vista Community, for which these guidelines are written, are described in Exhibit 8.A.

3.4 Permitted Uses and Standards

As defined in Chapter 19.06.050 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development Plan for that district. The uses to be permitted within the district must be specified in the adopted Master Development Plan for the district.

Planned Uses:

In the development of these facilities, New Vista Community's goal is to provide a portion of the adult intellectually challenged population a place to live and enjoy a positive lifestyle which to the fullest extent possible

"...assure(s) equality of opportunity, full participation, independent living and economic self-sufficiency..."¹. These facilities must provide an array of activities and services that will promote:

1. More independent functioning of the residents within a professionally supervised setting
2. More opportunity for the residents to enjoy interaction with other residents within the New Vista community.
3. "...cultural, civic, educational, medical....recreational..." fulfillment of the New Vista residents.

To achieve these goals, the following uses are proposed:

1. Allow existing residential facilities that provide living quarters for adult intellectually challenged residents and their supervising caregivers.
2. Allow new assisted living apartments for senior intellectually challenged residents
3. Allow offices for the administration of the New Vista community
4. Allow offices for professional medical care limited to:
 - a. Monitoring of the health and welfare of the residents
 - b. Minor medical care of the residents

- c. Provide Occupational and Physical Therapy for the residents
- d. Administration of the medical care facilities.

¹ Public Law 101-336, The Americans with Disabilities Act of 1990 (As Amended July 26, 1990), Section 2. Findings and Purposes, item 8.

- 5. Allow workshops to promote the training of the residents of New Vista in skills including, but not limited to:
 - a. Arts and crafts
 - b. Painting
 - c. Woodworking
 - d. Ceramics
 - e. Sculpture
 - f. Stained Glass
 - g. Jewelry
- 6. Allow central dining/banquet facilities
- 7. Allow recreational facilities including, but not limited to:
 - a. Community Center
 - b. Gymnasium
 - c. Pool and spa
 - d. Fitness/acrobatics

The new facilities are for the use of New Vista Community, its members ² and its residents and are not open to the general public. The new facility shall not have retail sales and the intention of the “*Education/Employment Center*” is to encourage the development of the residents’ skills so that they might start businesses in other office locations. Any products produced by such “businesses” would be offered for sale at an appropriate offsite commercial location (e.g., the New Vista thrift store at 5220 West Charleston Boulevard).

3.5 Special Events

New Vista Community, pursuant to their fundraising and/or social activities for their non-profit organization, may, with appropriate city approvals, hold up to sixteen (16) special events on site per year. Examples of these events include, but are not limited to the following:

- 1. Bachelor and bachelorette celebrity auction
- 2. Wine tasting gala and auction/silent auction
- 3. Masquerade ball and auction/silent auction
- 4. Special Olympics competitions
- 5. Golf Tournament (held off-site)

² members are those intellectually challenged individuals living in southern Nevada and their immediate families and guardians

3.6 Future Expansions or Alterations

Any significant revision of the plans as initially approved shall be subject to a Site Plan Development Review by the City Council at a Public Hearing. This public hearing shall require notice to all property owners within a one half mile radius of the Property, except that written notice of such public hearing shall extend south to Elkhorn Avenue. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Setbacks *and Height*

	<i>Grand Teton</i>	<i>Rainbow</i>	<i>Gilcrease Orchard</i>
<i>Community/ Rec Building</i>	<i>100 ft.min.</i>	<i>200 ft min..</i>	<i>150 ft. min.</i>
<i>Education/Employment Ctr.</i>	<i>20 ft.min.</i>	<i>600 ft. min</i>	<i>70 ft. min..</i>
<i>Assisted Living Buildings</i>	<i>300 ft.min.</i>	<i>50 ft. min.</i>	<i>70 ft. min.</i>
<i>Medical Building</i>	<i>300 ft.min.</i>	<i>50 ft. min.</i>	<i>70 ft. min.</i>

Minimum separation between buildings to be 15 feet

Existing Ranch House Buildings to remain as built

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks
4. Landscaping and related irrigation

5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Service and loading area yards shall be screened from adjacent streets pursuant to Title 19.

4.4 Parking, Driveways and Circulation

1. *Parking required*

There shall be 100 parking spaces as stated in the Conditions of Approval for ZON-16580.

2. Handicapped Parking

The appropriate handicapped spaces shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

3. *Driveways*

The existing driveway on Rainbow Boulevard shall provide access to the site in Phases I and II. In Phase III, all public access shall be from the newly constructed driveway on Grand Teton. In Phase III, the Rainbow driveway shall be crash gated and limited to fire truck emergency access only.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming Builder, architect, etc, are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

Monument signage naming the Project shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs⁴ will be located at the two entrances and corner of property.

³ Landscape gravel shall be as approved by the City of Las Vegas planning staff.

⁴ Monument signs are to be one hundred twenty square feet in area maximum, 6 feet high maximum, and if illuminated shall not have exposed neon.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19.

4.7 Fences and Walls

All fences and walls shall be in accordance with the Title 19 and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. *Grand Teton street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*
2. *Rainbow Boulevard street frontage to be as per Exhibit 6.j. "Multi-use Transportation Trail"*

4.9 Transportation Plan and Traffic Impact Analysis

Pursuant to Title 19.06.050B.(1), the site plan depicts the transportation plan. The site is located on the southwest corner of the intersection between two major streets. See Exhibit 6h for the Traffic Impact Analysis. Due to the fact that the residents of the property do not own or drive vehicles, the conclusions of the traffic study that the development of the site will not generate a significant amount to traffic to the surrounding roadways are reasonable. New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

With the assistance of New Vista, the City of Las Vegas and the Clark County Regional Flood Control District, these agencies have just completed the constructed a new drainage structure on the west side of the New Vista site. This structure collects and conveys floodwaters from Grand Teton and ties into a recently constructed storm water system for Rainbow Boulevard at its south

terminus. New Vista's Civil engineers are proposing to tie the on-site and offsite drainage into this storm water system subject to City of Las Vegas and the Clark County Regional Flood Control District approvals.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities. To this end, all building elevations shall be residential in character.

5.2 Style

The architectural character of the New Vista Community project is intended to be "Western" in design with architectural detail reminiscent of the Colorado Rockies and appropriate to a planned community development.

5.3 Building Height

The building heights shall be:

1. The maximum height for any building on the site shall not exceed 42 feet
2. The maximum height for those buildings fronting Rainbow Boulevard shall not exceed 24 feet
3. The maximum height of the Education Employment Center shall not exceed 27 feet.
4. The maximum height of the Assisted Living Units not exceed 24 feet.
5. The maximum height of the Medical Building shall not exceed 24 feet.

5.4 Mechanical Equipment / Trash Area Screening

Exterior mechanical equipment, whether roof or ground mounted, shall be screened on all sides in a manner aesthetically compatible with the architectural design of the buildings. Trash enclosures shall be aesthetically compatible with the architectural design of the buildings.

5.5 Building Materials and Finishes

1. Exterior Walls: Stucco/*EIFS*, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2. Glazing: Reflective (22% max. reflectivity) *or* tinted glass
3. Roofing: Existing sloped roofs are to remain as is
New *low rise* sloped roofs to be concrete tile

EEC and Community/Rec Building sloped roofs are to be architectural grade standing seam metal. New flat roofs are to be built-up roofing

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area Illumination is to provide for entry areas and other people-gathering places. On-site lighting not permitted to shine offsite
3. Street lighting on Grand Teton only (if permitted by the City of Las Vegas)
4. Area illumination for the parking lot to be 20 feet maximum and shall be downcasting shoe box fixtures mounted on pole standards.
5. Service area lighting shall be contained within the service yard boundaries.
6. Landscape lighting shall be integrated into the overall project lighting design. Proper shrubs⁵ shall be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton or on the east side of Rainbow Boulevard

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. See the color and materials board, Exhibit 8.G.

5.8 Landscape Plan

All landscaping shall be installed in accordance with a landscape plan as submitted to and approved by the City of Las Vegas planning staff prior to the issuance of building permits.

6.0 Transfer Not To Relieve New Vista of its Obligations/Rights of Assignees and Transferees

Except as expressly provided herein, no assignment or transfer of all or any portion of the Property shall relieve New Vista of its obligation hereunder and such assignment or transfer shall be subject to all the terms and conditions of this document provided further that no such assignee or transferee shall be entitled to any rights or privileges under this document or otherwise with regard to the Property or the use thereof unless such assignee or transferee assumes in writing and in full all obligations and duties of New Vista under this document and as required by the conditions of zoning approval related to and imposed with regard to GPA-16578, SDR-40980, ROC-40981 and MOD-41437.

7.0 Modification of Master Development Plan and Standards

This document may be modified only in accordance with the provisions of the Las Vegas Municipal Code 19.060.050(G) and Title 19 shall govern any matter not specifically provided for in this Master Development Plan.

8.0 Exhibits

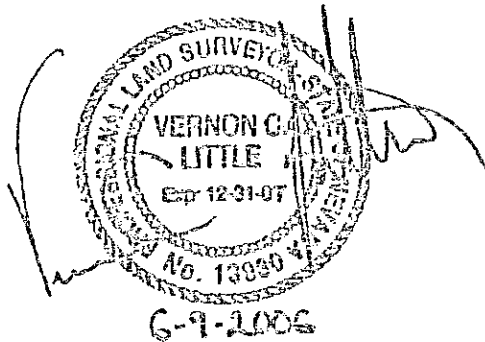
- A. Legal Description
- B. Land Use Map
- C. *A1 – Site/Landscaping Plan*
 - A1a – Phasing Plan*
 - A2 - Exterior Elevation – Assisted Living Buildings*
 - A3 – Floor Plans – Assisted Living and Medical Buildings*
 - Exterior elevations – Medical Building*
 - A4 – Exterior Elevations – Community/Recreation Center*
 - A5 - Floor Plans – Community/Recreation Center*
 - A6 – Floor Plans & Ext. Elev. 's – Education & Employment Center*
- D. *Multi-Use Transportation Trail Street Sections*
- E. Preliminary Traffic Analysis
- F. Preliminary Drainage Analysis
- G. Color & Material Board

EXHIBIT A



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W O 6730
JUNE 9, 2006
RY SP
P R BY VCL
PAGE 1 OF 3

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY
LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND RAINBOW BOULEVARD,
FOR ZONING PURPOSES

LEGAL DESCRIPTION
ZONING

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M D M , CITY OF LAS VEGAS, NEVADA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, SAME BEING
THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD AND GRAND TETON
DRIVE, THENCE SOUTH 00°17'29" WEST, ALONG THE EAST LINE OF SAID
NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF RAINBOW
BOULEVARD, 1302.32 FEET, THENCE SOUTH 89°55'38" WEST, DEPARTING
SAID EAST LINE, 50.00 FEET, THENCE NORTH 39°50'02" WEST, 1664.71
FEET; THENCE NORTH 00°12'31" WEST, 50.00 FEET, THENCE NORTH
89°47'29" EAST, 1098.16 FEET TO THE POINT OF BEGINNING, AS SHOWN
ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO
AND MADE A PART HEREOF

CONTAINING 17.76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER
METHODS

W O 6730
JUNE 9, 2006
PAGE 2 OF 3

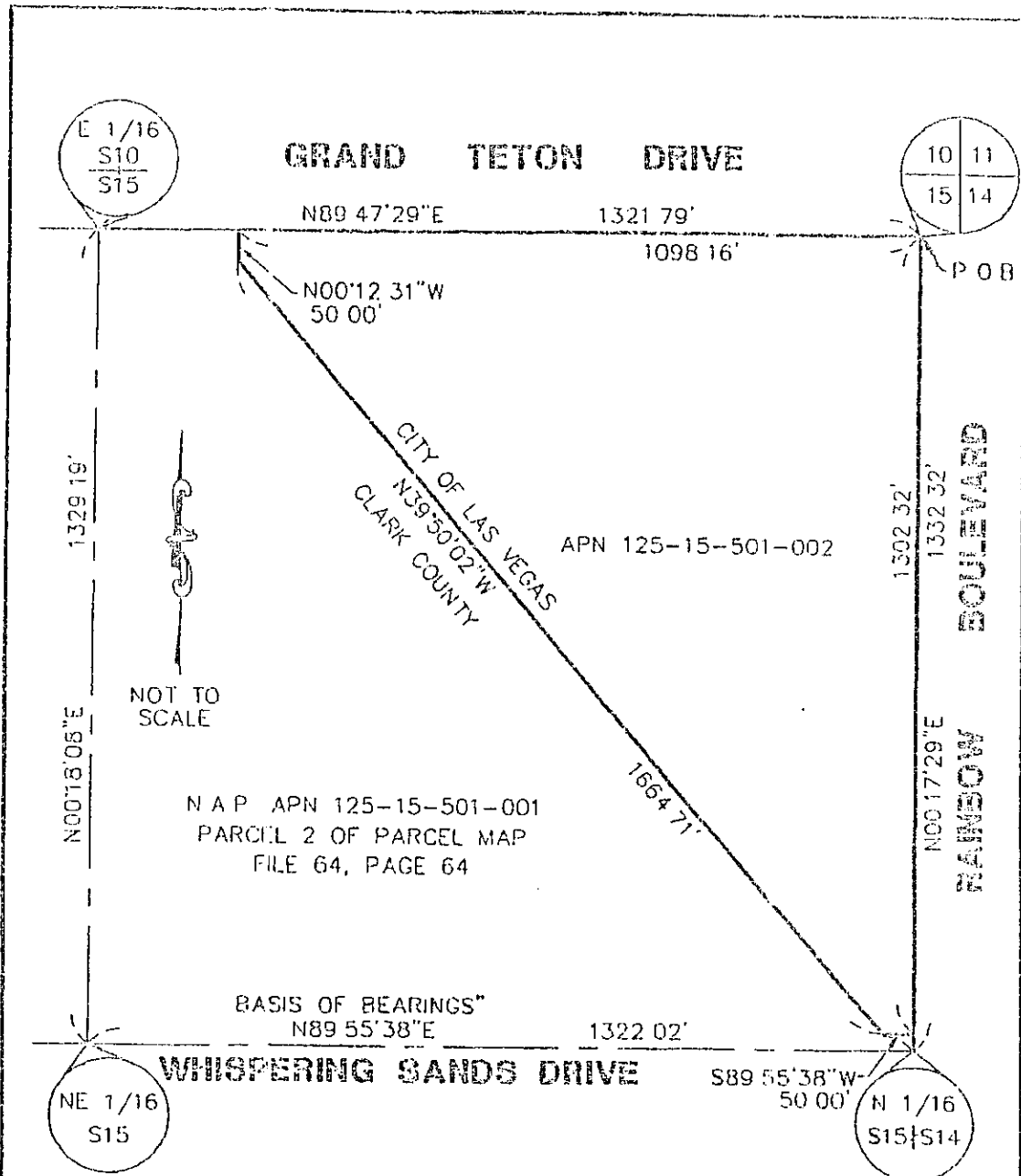
BASIS OF BEARINGS

NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 64, OF SURVEYS, PAGE 64.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES

END OF DESCRIPTION

G \6730\LEGAL\LGL-ZONE doc
REF G \6730\LEGALS\6730LGL.dwg (LGL-ZONE)



Vtm **nov 2008**

2727 S RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

ZONE LEGAL

SCALE **HORIZ** **1"=250'**
VERT **NA**

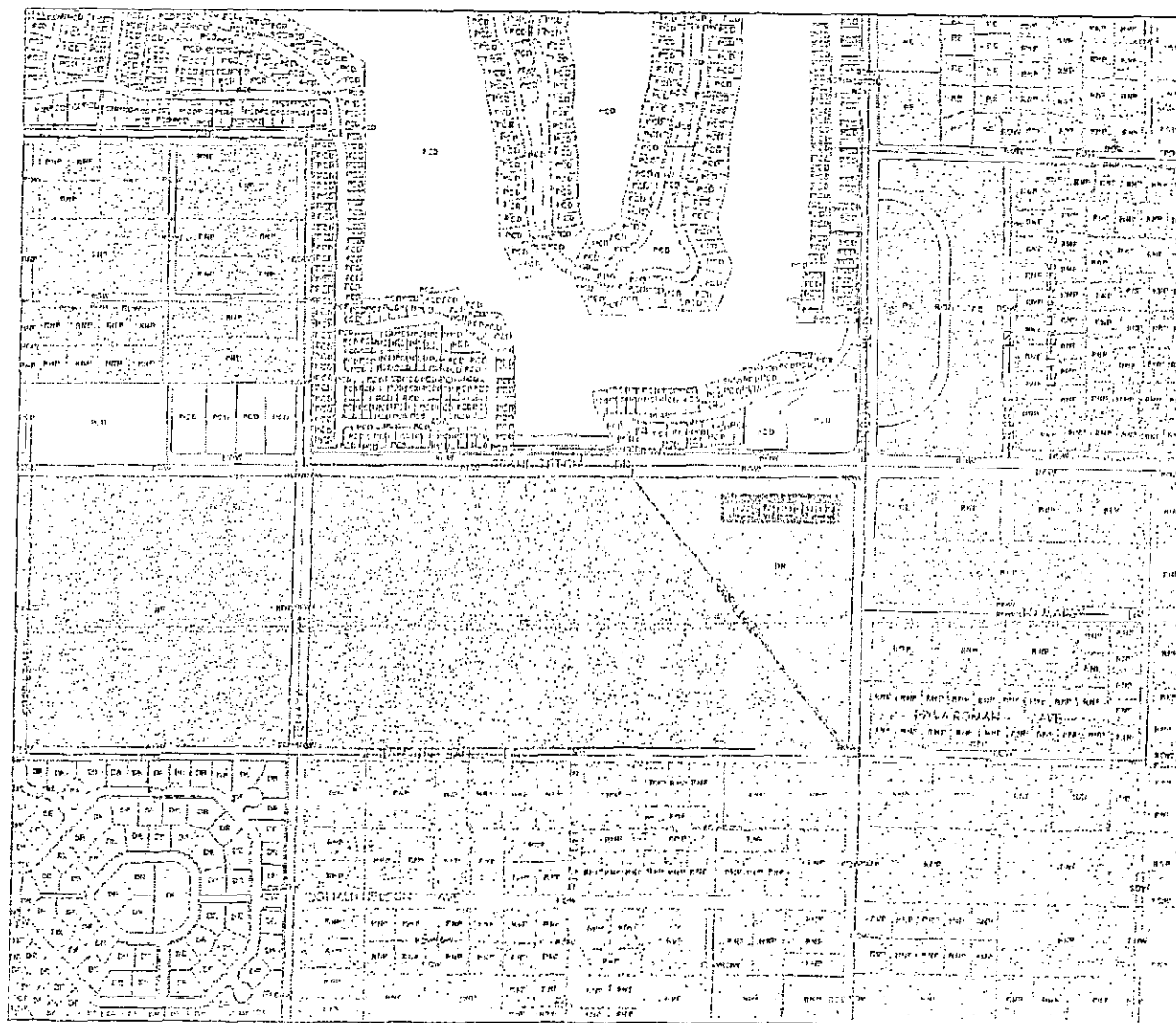
W.D. NO. **6780**

DRAWN BY **BS2**

DATE **08/08/08**

SHEET **3** **OF** **3**

EXHIBIT B



City of Las Vegas

Future Land Use Map

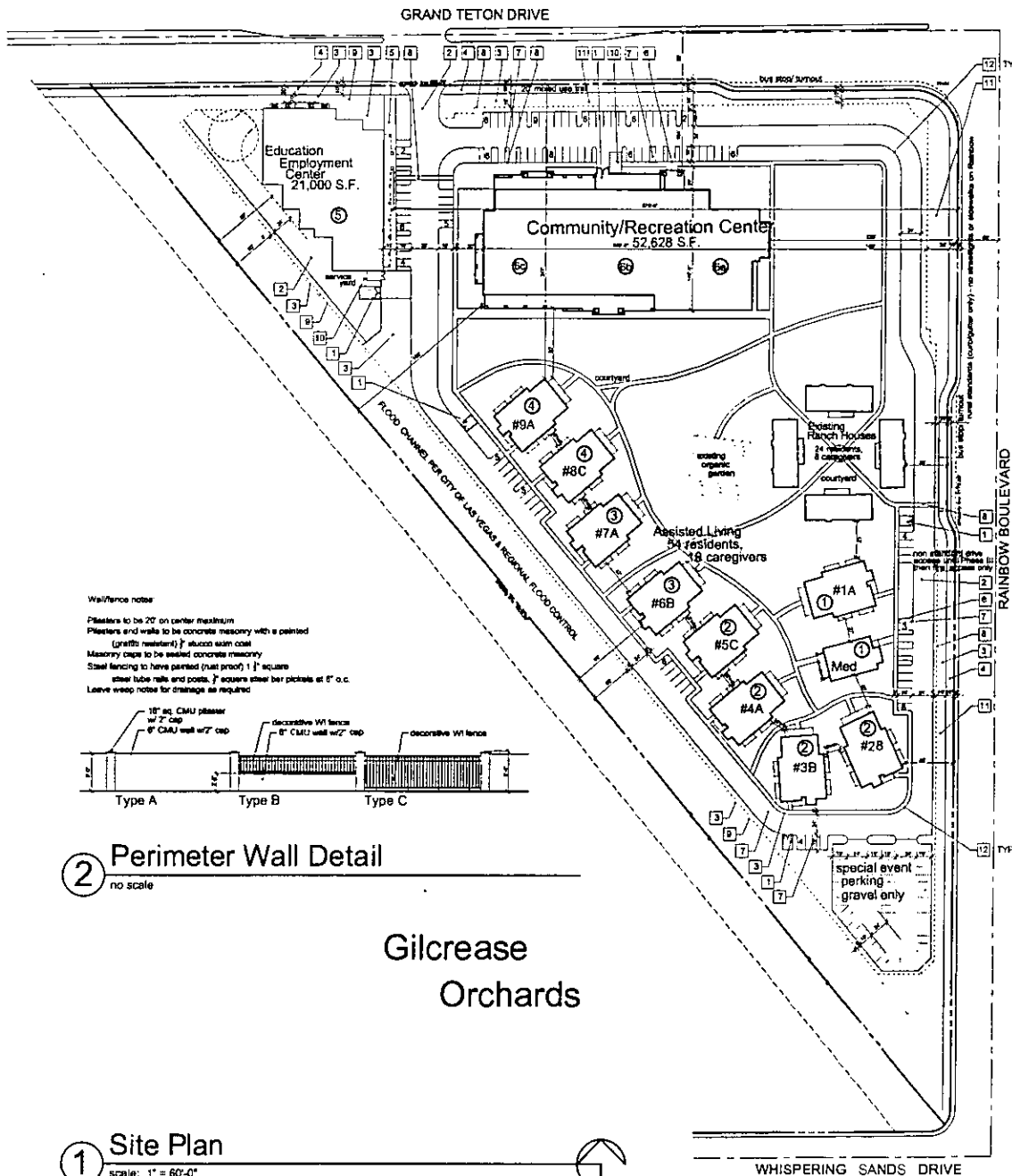
- ☐ City Limits
- ☐ Rural Neighborhood Preservation
- ☐ Desert Shrub
- ☐ Desert Grass
- ☐ Desert
- ☐ Low
- ☐ Medium-Low
- ☐ Medium
- ☐ High
- ☐ Office
- ☐ General Commercial
- ☐ General Commercial
- ☐ Limited Commercial
- ☐ Las Vegas Medical District
- ☐ Light Industrial / Warehouse
- ☐ Planned Community Development
- ☐ Downtown Redevelopment Area
- ☐ Public Recreation/Open Space
- ☐ Public Facility
- ☐ Public Facility - School
- ☐ Public Facility - Child Center
- ☐ Town Center
- ☐ Recreation Conservation
- ☐ Greenbelt / Greenway
- ☐ Growth and Mixed Use
- ☐ High-Rise City
- ☐ Regional Office

Map Printed June 1, 2006



City of Las Vegas
Planning Department
1000 Las Vegas Blvd. S.
Suite 1000
Las Vegas, NV 89101
(702) 255-3000
www.lasvegasnevada.gov

EXHIBIT C



project data

EXISTING ZONING	GP-LPD ZONING
REQUIRED ZONING	GP-LPD ZONING
EXISTING USE	RESIDENTIAL HOUSING
PROPOSED USE	ASSISTED LIVING COMMUNITY RECREATIONAL CENTER EDUCATIONAL EMPLOYMENT CENTER
AREA SUMMARY	AREA
ASSISTED LIVING APARTMENTS	36,800 S.F.
MEDICAL FACILITY	
EXISTING RESIDENTIAL HOUSING	
COMMUNITY REC. CENTER	52,628 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA	110,428 S.F.
PARKING SUMMARY	FACTOR PWD. REQD.
ASSISTED LIVING APARTMENTS	1 UNIT:1 GUESTS UNITS 11
EXISTING RESIDENTIAL HOUSING	SUITE 8
COMMUNITY REC. CENTER	1200 GFA 204
EDUCATION EMPLOYMENT CENTER	1200 GFA 94
TOTAL PARKING REQUIRED	307
PARKING PROVIDED	100 STANDARD SPACES (PER CITY OF LAS VEGAS CONDITIONS OF APPROVAL)
TOTAL SITE AREA	88,914 S.F. (19.26 A.C.) - net 77,888 S.F. (17.81 A.C.) - gross
F.A.R. (FLOOR AREA RATIO)	144 %
DENSITY	43 RESIDENTS/ACRE 0.87 UNITS/ACRE
AP#	125-186-01-002

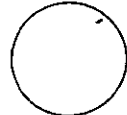
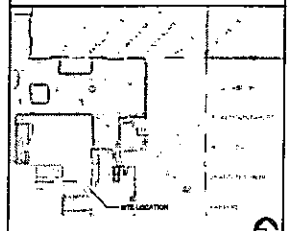
keynotes

#	DESCRIPTION
11	6" HIGH CONCRETE BLOCK TRASH ENCLOSURE w/ PAIR OF STEEL TUBES DATES w/ STAMPED METAL BACKING & LIFT PIN LOCATOR
12	2" A.C. PAVING
13	LANDSCAPED AREA - BY OTHERS
14	MULTI-TUBE TRANSPORTATION TRAIL
15	4" CONCRETE SIDEWALK W/ WOODGAL T FINISH
16	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
17	HANDICAP ACCESSIBLE
18	HANDICAP ACCESSIBLE ROUTE
19	DEED 8 DIAMETER FENCEWALL - SEE 2A1
20	15' x 30' LOADING ZONE
21	INTENSE LANDSCAPE BUFFER
22	20' MIN. 52' OUTSIDE DRIVE RADI

City of Las Vegas
CENTENNIAL HILLS
Interlocal Land Use Plan
City Land Use Categories

- 1. Assisted Living Community
- 2. Medical Facility
- 3. Educational Employment Center
- 4. Recreation Center
- 5. Community Center
- 6. Office Building
- 7. Retail Building
- 8. Industrial Building
- 9. Warehouse
- 10. Storage Building
- 11. Parking Structure
- 12. Transportation Facility
- 13. Public Facility
- 14. Other

- County Land Use Categories
- 1. Assisted Living Community
 - 2. Medical Facility
 - 3. Educational Employment Center
 - 4. Recreation Center
 - 5. Community Center
 - 6. Office Building
 - 7. Retail Building
 - 8. Industrial Building
 - 9. Warehouse
 - 10. Storage Building
 - 11. Parking Structure
 - 12. Transportation Facility
 - 13. Public Facility
 - 14. Other



jdB architect

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702.735.1234
www.jdbarchitect.com

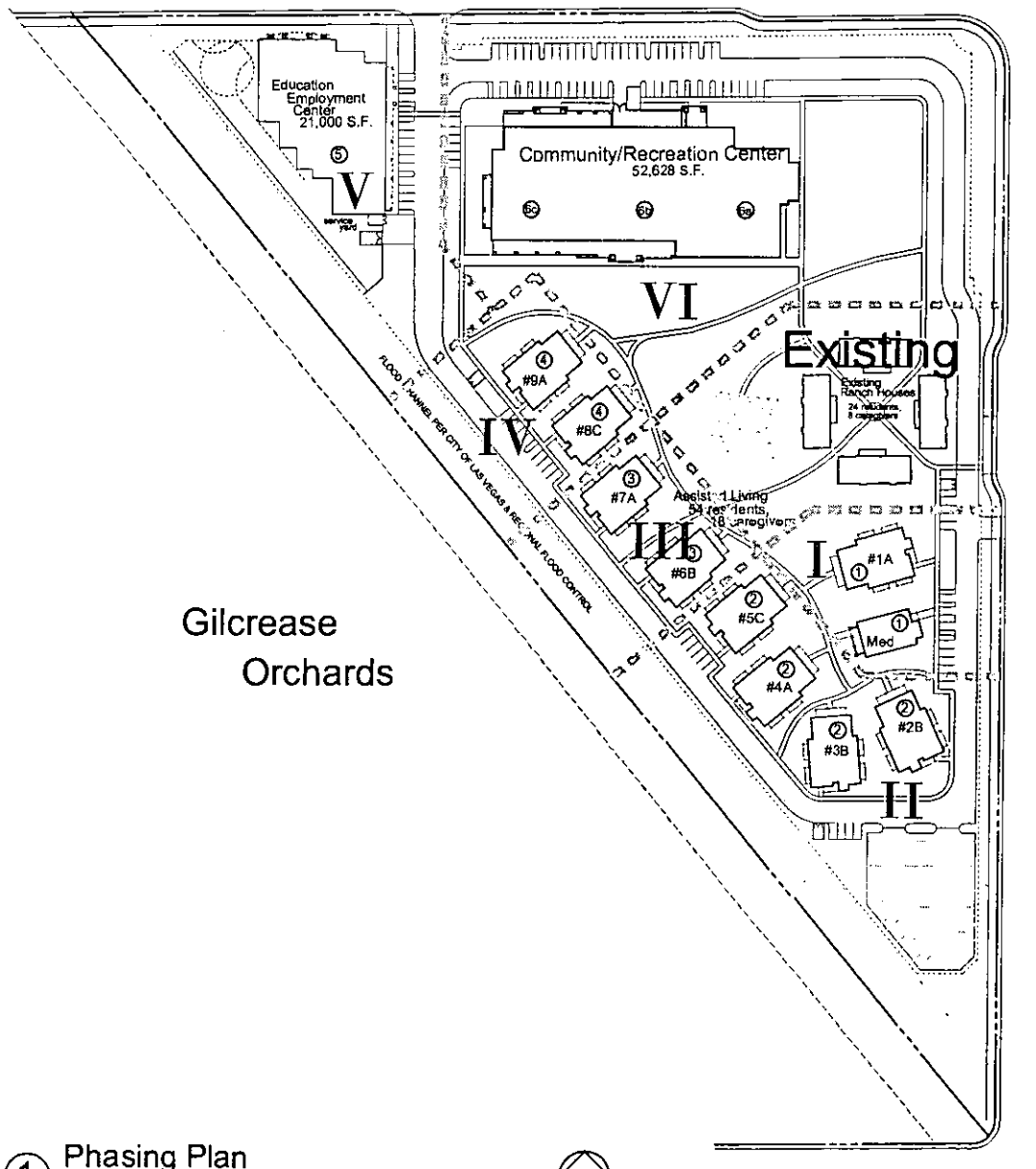
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

1000 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
702.735.1234
www.jdbarchitect.com

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GRAND TETON DRIVE

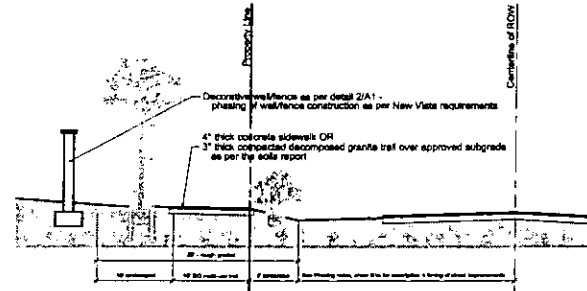


① Phasing Plan
scale: 1" = 60'-0"

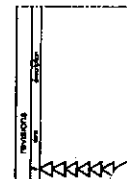
New Vista Ranch Phasing Plan:

- I
 1. Phase One - Build One New Residential Home and Onsite Medical Office
 - a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
 - b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
 - c. Construct non-standard multi-use trail on Rainbow street frontage consisting of:
 - rough graded frontage for a depth of 25'
 - desert landscaping for a depth of 25' except as noted
 - construct 10' wide decomposed granite pathway per detail 2/A1a
- II
 2. Phase Two - Build Four (4) More Residential Homes
 - a. Construct non-standard multi-use trail on Grand Teton street frontage
- III
 3. Phase Three - Build Two (2) Additional Residential Homes
 - a. Construct Grand Teton improvements as indicated on the Phasing Plan.
 - b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
 - c. Construct fire truck crash gate on Rainbow to restrict access
- IV
 4. Phase Four - Build Two (2) Remaining Residential Homes
- V
 5. Phase Five - Construction of the Education & Employment Center Building
 - e. Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.
- VI
 6. Phase Six - Construction of the Recreation Center

Landscaping to be desert/drought tolerant as approved by the City of Las Vegas



② Non-standard rural multi-use trail
no scale

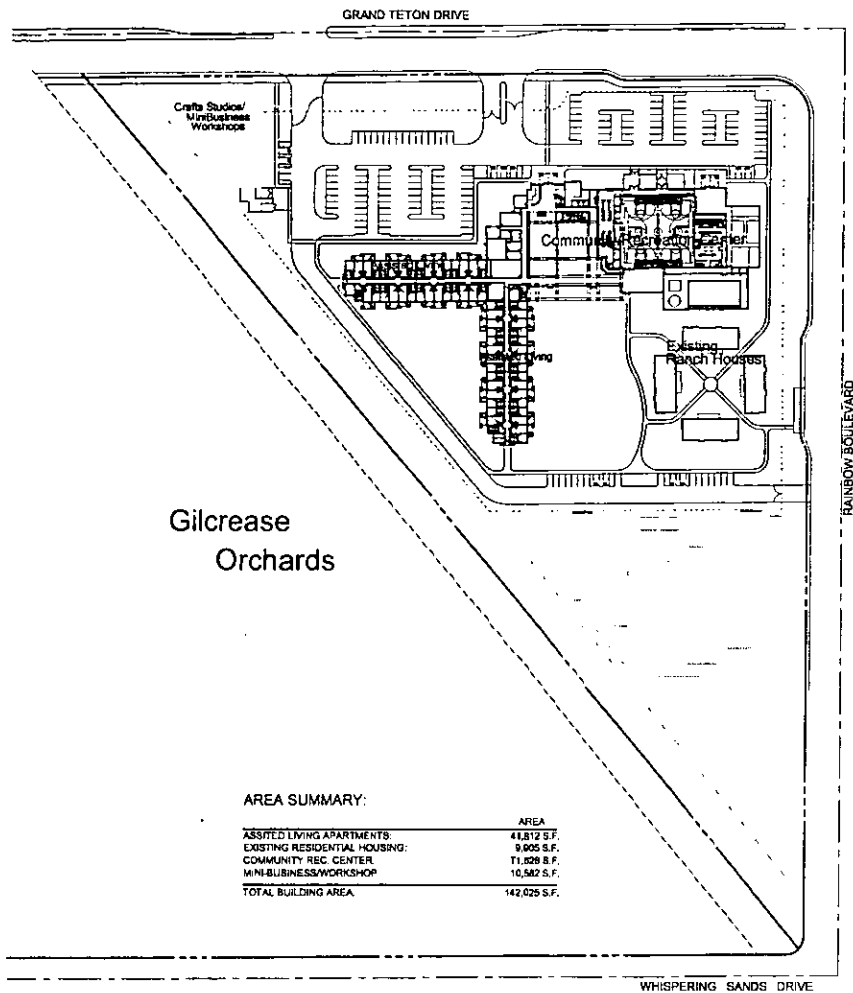


jdB
architect

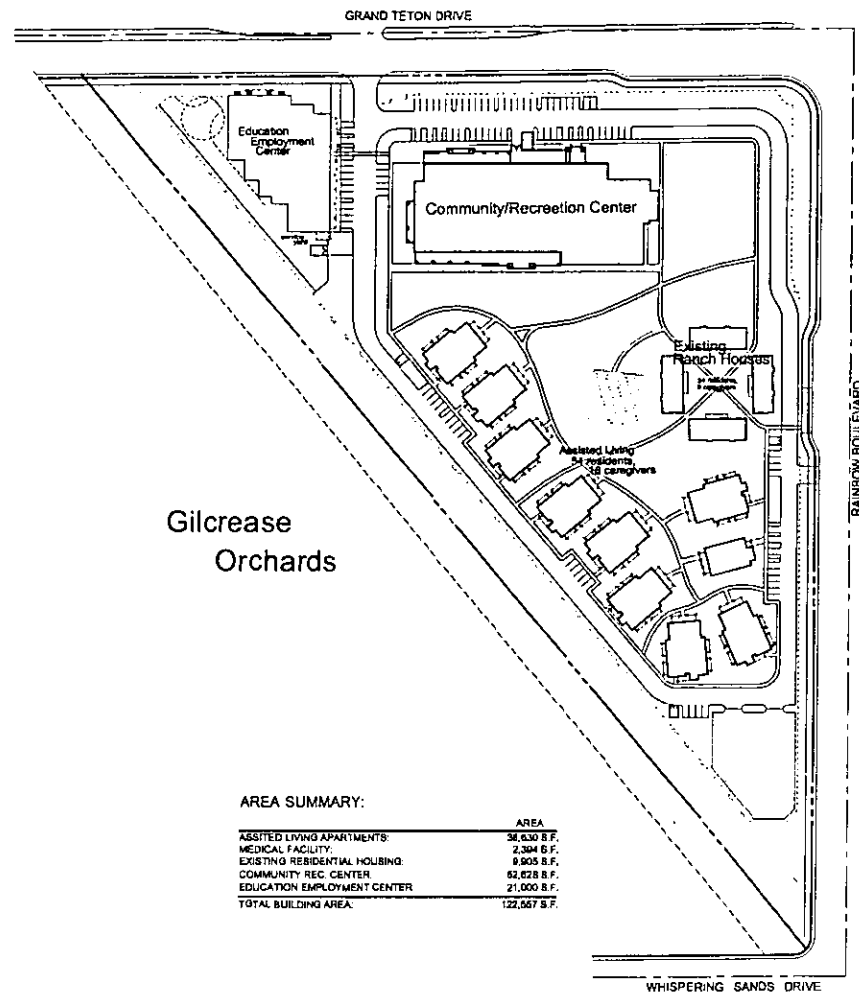
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	12/21/11
proj no	2010-08
drawn by	
checked by	

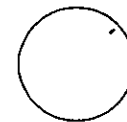
A1a



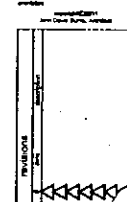
2 Site Plan (previously approved)
no scale



1 Site Plan (proposed)
no scale



Scale: 1" = 100'



Scale: 1" = 100'

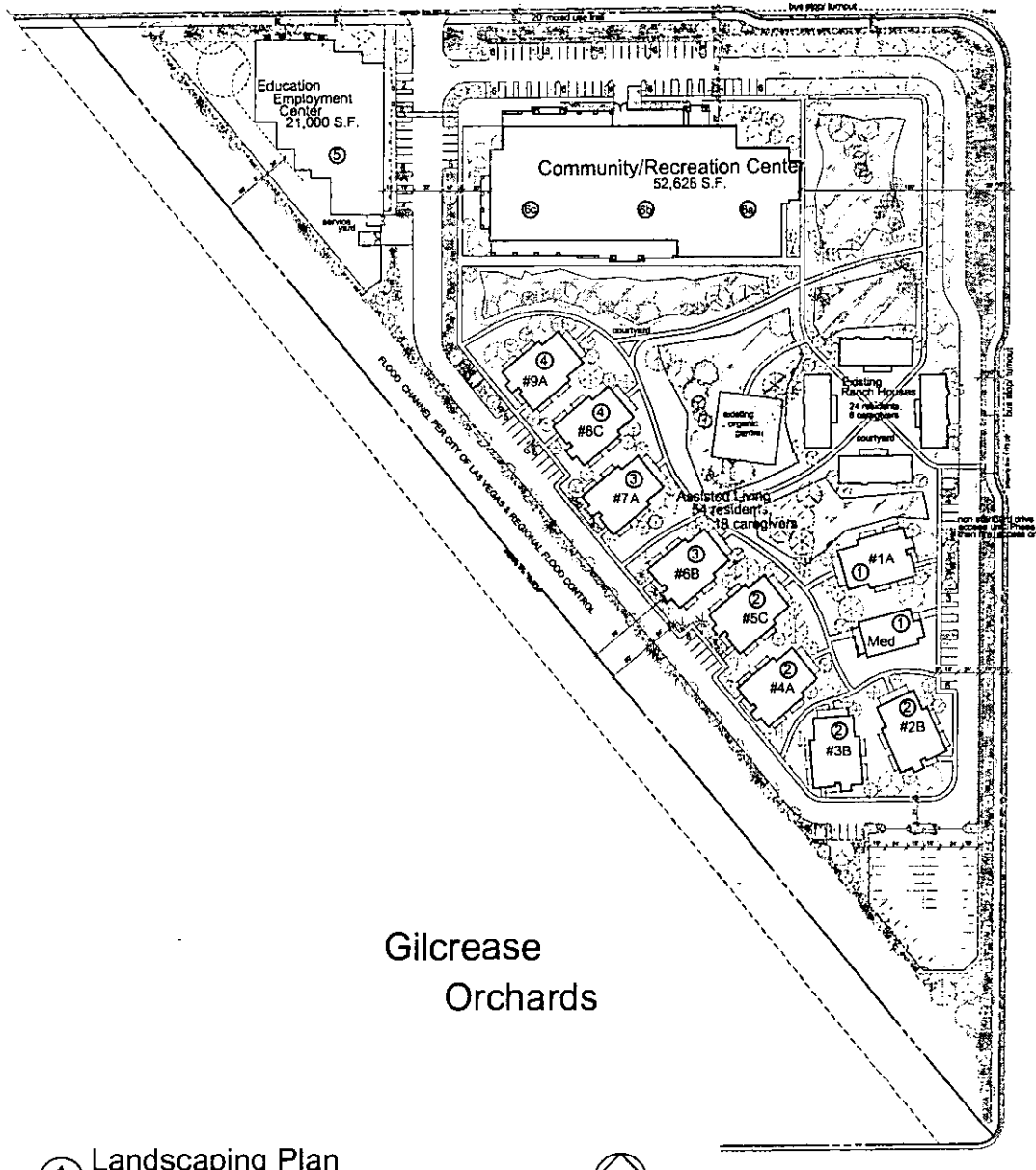
jdB architect

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

date	5/20/11
proj. no.	2010-14
drawn by	
checked by	

A1b

GRAND TETON DRIVE



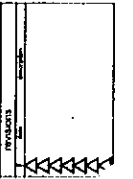
Gilcrease
Orchards

RAINBOW BOULEVARD

WHISPERING SANDS DRIVE

landscape legend			
SYMBOL	LARGE TREES	TYPE	SIZE
	SHADBLOW HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Scaevola	MEDIUM EVERGREEN	15 gallon
	SHRUBBERY ACACIA Acacia	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Viburnum	MEDIUM EVERGREEN	15 gallon
	AFRICAN BLUM Albizia	LARGE EVERGREEN	24" BOX
SYMBOL	SHRUBS	SIZE	
	EVERGREEN SHRUB Eucalyptus	5 GAL	
	COMMON WINTER OLEANDER Eucalyptus	5 GAL	
	TEXAS RANGER Leucophyllum	5 GAL	
	FEATHERY CASSIA Caesalpinia	5 GAL	
SYMBOL	GROUND COVER	SIZE	
	MEXICAN PIMPERNEL Oenothera	1 GAL @ 16" S.C.A.	
	HYBRID GAZANIA Gazania	1 GAL @ 16" S.C.A.	
	DWARF DYMAL BUSH Baccharis	1 GAL @ 16" S.C.A.	
	Native Grasses		
NOTE: ALL IRRIGATED LANDSCAPE GROUND COVER TO BE MATCH THE LANDSCAPE GRAVEL OF THE ADJACENT LOT			

1 Landscaping Plan
scale: 1" = 60'-0"



jdB architect

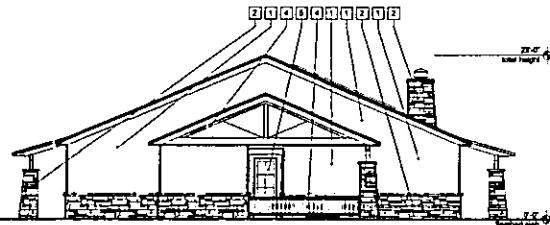
New Vista Community
Assisted Living Residential Units
Community & Recreation Center
Education & Employment Center
City of Las Vegas Nevada

DATE	REV	BY	CHK

A1L

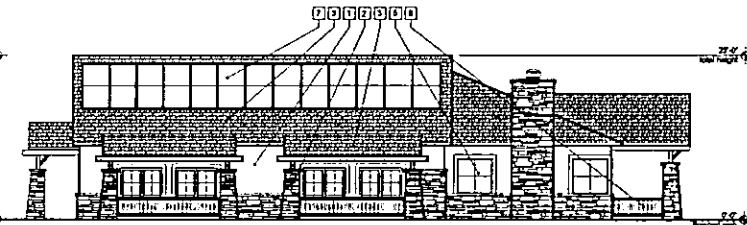
keynotes

#	description	#	description
1	STUCCO FINISH	9	PELLA DOORS-WINDOWS
2	STONE VENEER	10	WOOD RAILING
3	CONCRETE ROOF TILE	11	PHOTOVOLTAIC ARRAY
4	TRUSS TRUSS		

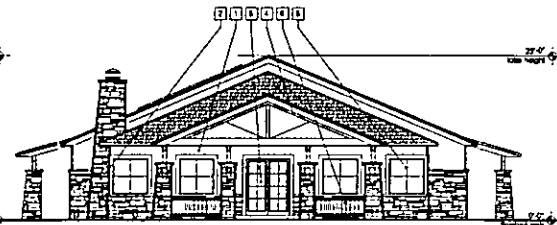


typical rear

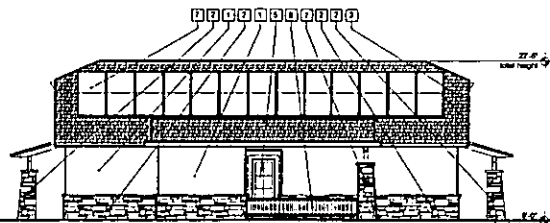
Type C



side



front



typical rear

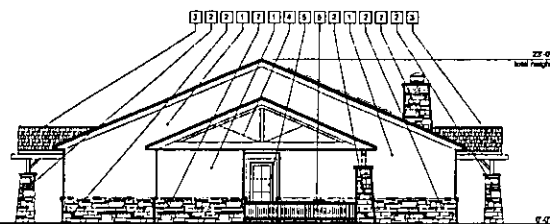
Type B



side



front

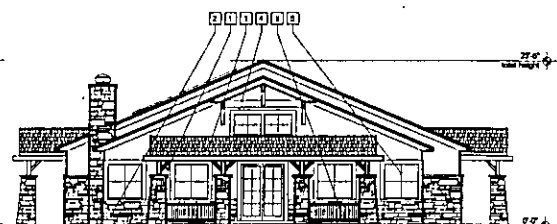


typical rear

Type A



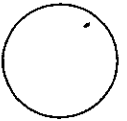
side



front

1 Exterior Elevations

Assisted Living Module

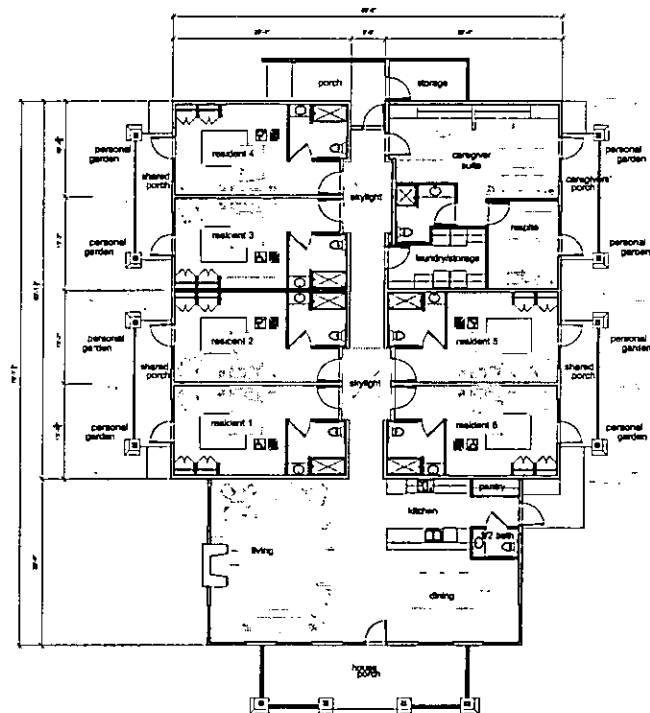


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New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

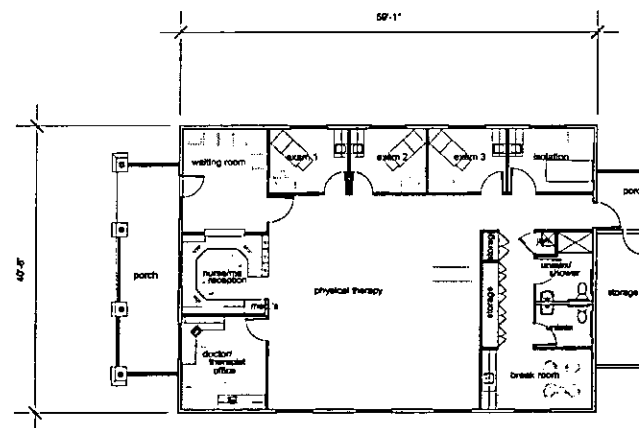
date	3/25/11
proj. no.	2010-14
drawn by	
checked by	

sheet no. A2



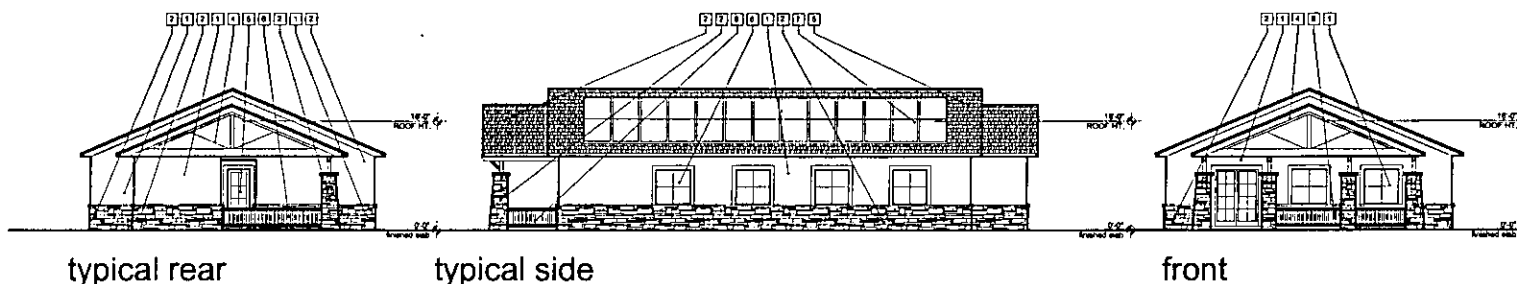
keynotes

#	Description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	POLLA DOORS/WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY

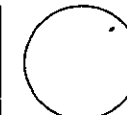


3 Floor Plan Assisted Living Module
NET BUILDING AREA: 4,070 S.F.

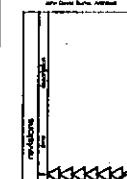
2 Floor Plan Medical/Therapy Office
NET BUILDING AREA: 2,394 S.F.



1 Exterior Elevations Medical/Therapy Office



1000 South Main Street, Suite 100
Las Vegas, NV 89101
702.735.1000



jdB
architect
1000 South Main Street, Suite 100
Las Vegas, NV 89101
702.735.1000

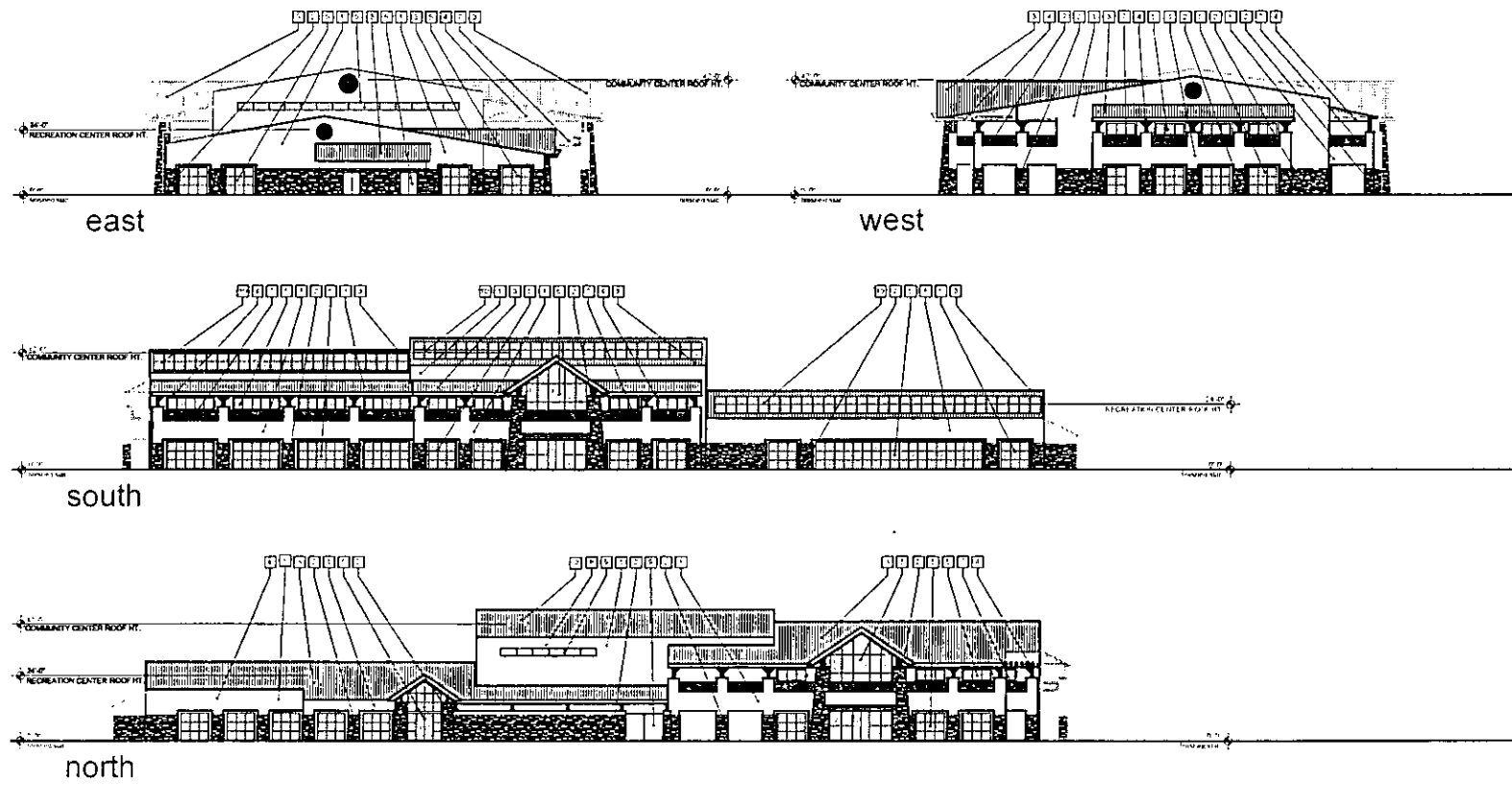
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas, Nevada

DATE	3/25/11
PREP. BY	2/20/11
DESIGN. BY	
CHECK. BY	

Sheet No. **A3**

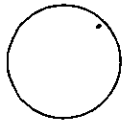
keynotes

#	DESCRIPTION
1	ST. STEEL
2	ST. STEEL
3	STAMPED STEEL METAL ROOF
4	STAMPED STEEL
5	STAMPED STEEL ROOF
6	STAMPED STEEL ROOF
7	STAMPED STEEL ROOF
8	STAMPED STEEL ROOF
9	STAMPED STEEL ROOF
10	STAMPED STEEL ROOF
11	STAMPED STEEL ROOF
12	STAMPED STEEL ROOF
13	STAMPED STEEL ROOF
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49	STAMPED STEEL ROOF
50	STAMPED STEEL ROOF
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100	STAMPED STEEL ROOF

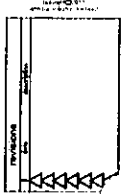


1 conceptual elevations
SCALE: 1" = 20'-0"

Community/Recreation Center



Architect's Seal
Professional Seal
Professional Seal

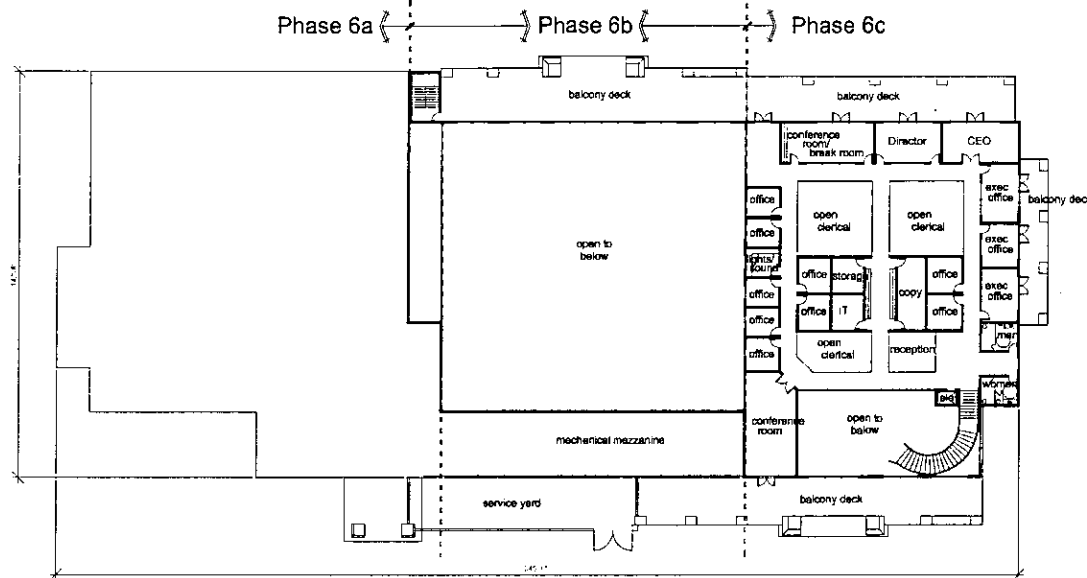


jdB
architect

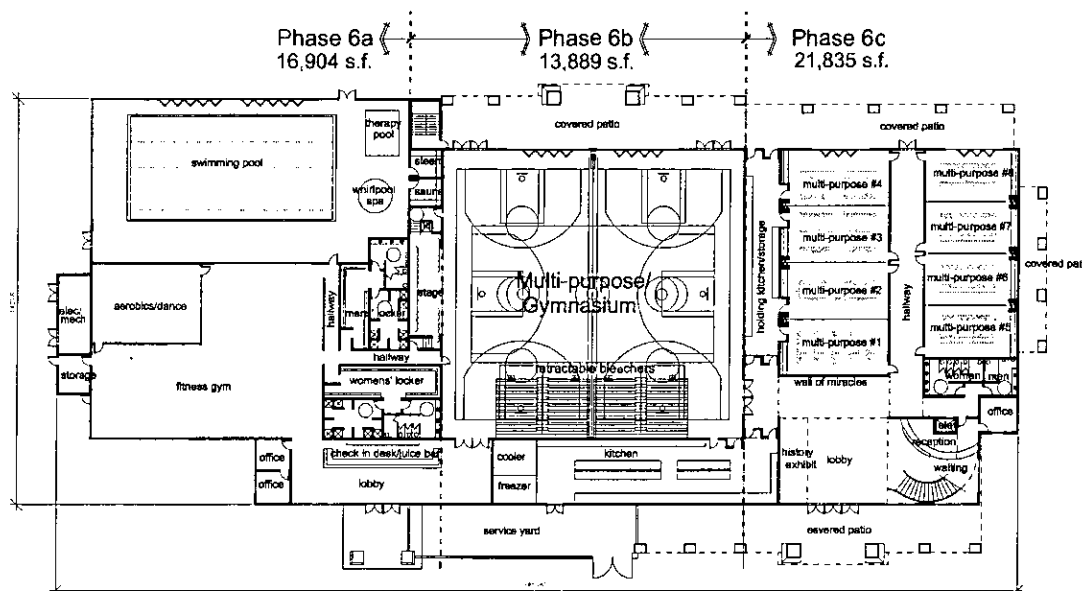
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

Scale	1" = 20'-0"
Proj. no.	2019-01
Drawn by	
Check by	

A4



Second Floor



First Floor

1 floor plans
SCALE: 1" = 20'-0"

New Vista Community Community & Recreational Center

Area Summary

Phase 6a

A: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.
---	-------------

Phase 6b

B: MULTI-PURPOSE GYMNASIUM	11,749 S.F.
C: KITCHEN	2,140 S.F.

SUBTOTAL: 13,889 S.F.

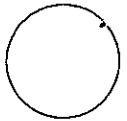
Phase 6c

D: LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.
E: CORPORATE OFFICES	9,925 S.F.

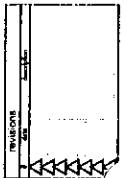
SUBTOTAL: 21,835 S.F.

COMMUNITY/REC CENTER BLDG. TOTAL: 52,628 S.F.

NOTE: NO RETAIL USES ARE SHOWN



DATE: 3/23/11
PROJECT NO.: 100-01
DRAWN BY: [signature]
CHECKED BY: [signature]



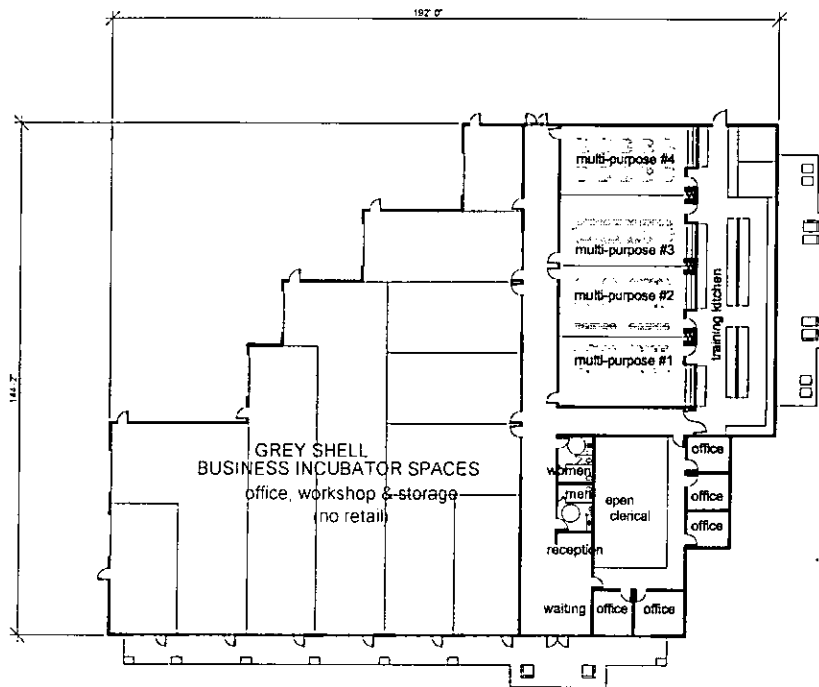
jdB architect
1000 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
702.735.1234
www.jdbarchitect.com

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas Nevada

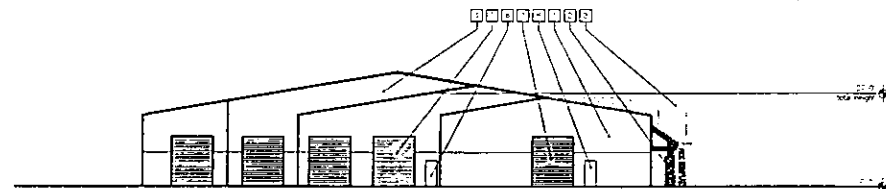
DATE	3/23/11
PROJECT NO.	100-01
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CHECKED BY	[signature]

Sheet No.
A5

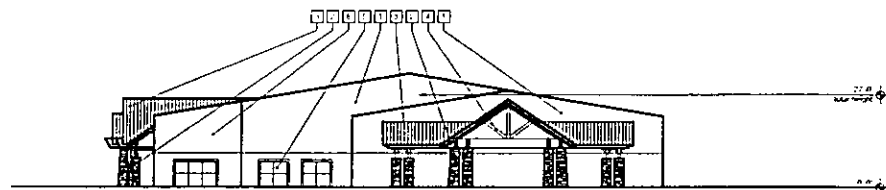
keynotes	
#	description
□	STREET LIGHTS
□	STREET LIGHTS
□	STANDARD RECREATION
□	TRAMPOLINE
□	ADULTS ONLY RECREATION
□	HOUSING METALWORK
□	STREET LIGHTS
□	STREET LIGHTS
□	STREET LIGHTS



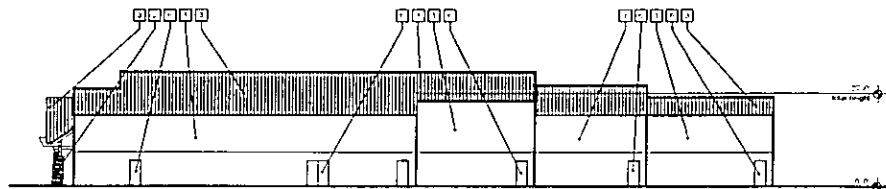
2 floor plan employment & educational center
SCALE: 1/16" = 1'-0"
21,000 s.f.



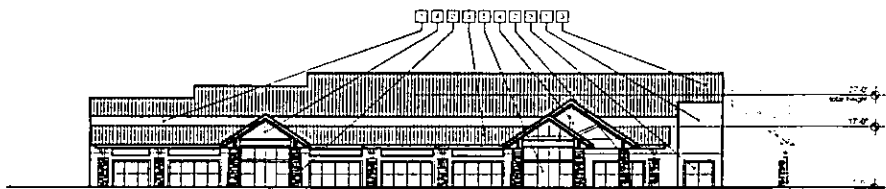
south



north

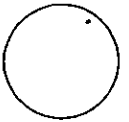


west

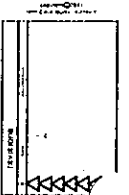


east

1 elevations
SCALE: 1/16" = 1'-0"



ARCHITECT
JDB ARCHITECT



JDB architect

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas, Nevada

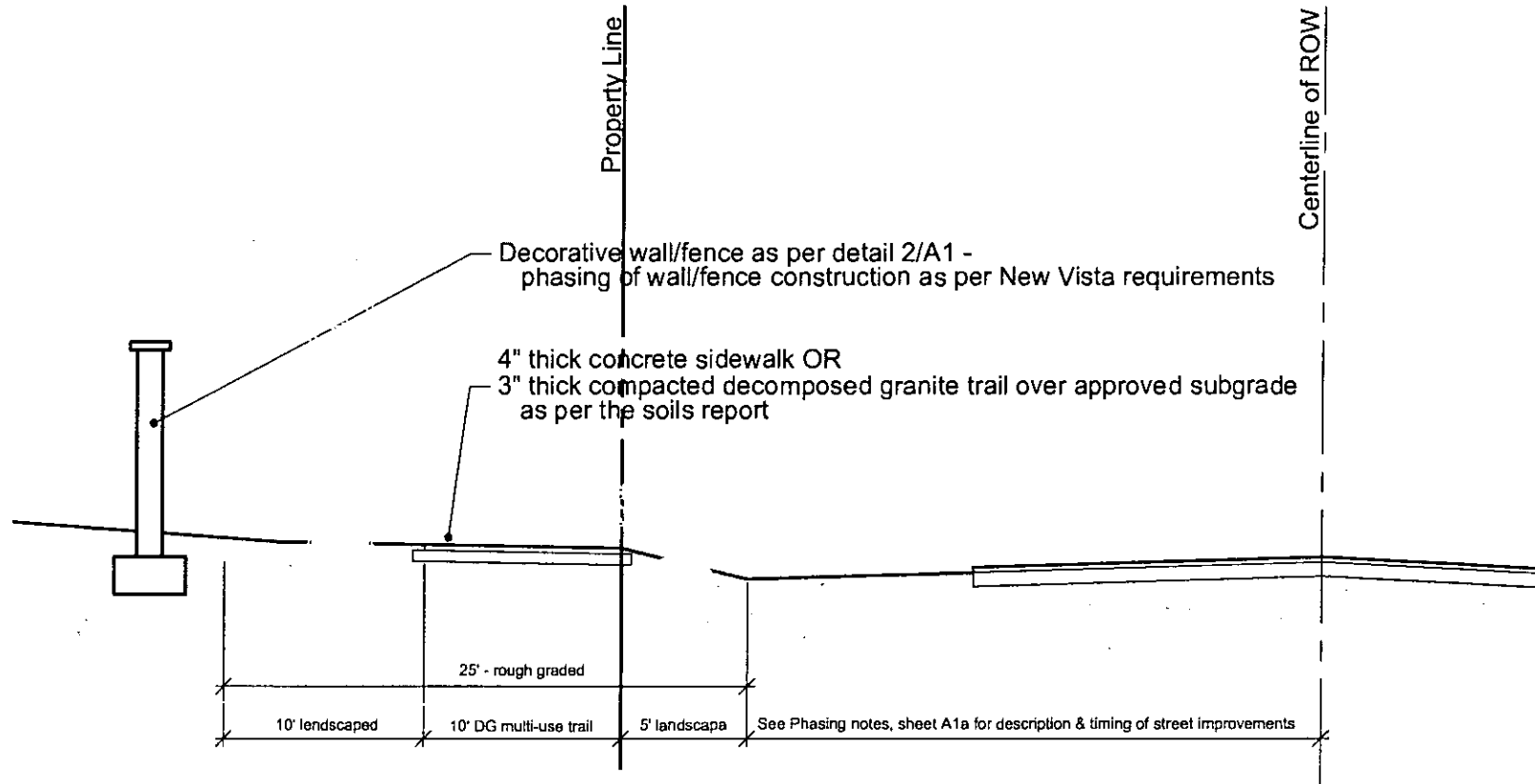
DATE: 12-11
DRAWN BY: JDB
CHECKED BY: JDB

DATE: 12-11
DRAWN BY: JDB
CHECKED BY: JDB

A6

EXHIBIT D

Landscaping to be desert/drought tolerant as approved by the
City of Las Vegas



2

Non-standard rural multi-use trail

no scale

PERMANENT TRAIL

REFER TO MULTI-USE TRANSPORTATION TRAIL
ADOPTED JANUARY 16, 2002

EXHIBIT E

New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 157 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual
- The Community Center/Recreation Center is anticipated to generate a maximum of 813 trips per day of which 17 trips are during the AM peak hour and 52 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual
- The site is not expected to generate a significant amount of traffic to the surrounding roadways
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development
- The two driveways are located away from the Rainbow/Grand Teton intersection and should provide adequate access and circulation for the development
- The City may require a traffic impact study to analyze the traffic impacts from this development
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of \$25,000.

This preliminary traffic analysis provides an evaluation of the of the traffic conditions and impacts for a proposed expansion to the New Vista Ranch located on the southwest corner of Rainbow Boulevard and Grand Teton Drive. The proposed expansion includes 56 additional assisted living housing units and a 140,000± square foot Community/Recreation Center.

The average daily traffic volume and the AM and PM peak hour volumes generated by the additional assisted living units and community/recreation center have been estimated based on the trip rates for Assisted Living Units (ITE Code 254) and Multi-Purpose Recreation Facility (ITE Code 435) provided in the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The proposed expansion is estimated to generate 27 morning peak hour trips and 68 evening peak hour trips as summarized in the following table.

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	0	8	26	26

As shown in the above table, this expansion is expected to generate very little traffic. The residents of the assisted living units do not drive and many of the community/recreation center users are on-site. The following conclusions and recommendations are provided based on this preliminary analysis.

- The expansion is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- Two driveways are proposed to be located on Grand Teton Drive and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impacts from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of \$25,000.

REFER TO CITY OF LAS VEGAS MASTER PLAN OF STREETS AND HIGHWAYS

Last Revised October 04, 2006 MSH-13509

EXHIBIT F

December 18, 2006
WO # 6730

Mr John Burke
John David Burke Architect
3471 West Oquendo Road, Suite 307
Las Vegas, Nevada 89118

RE NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

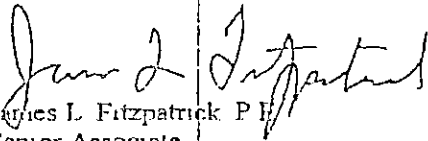
Mr Burke

On December 12, 2006 I met with the City of Las Vegas Flood Control Current Planning and Development Coordination staff to discuss this project. The purpose of the meeting was to discuss the existing drainage conditions for this site and adjacent properties and the impact this proposed project would have on the existing conditions.

The City of Las Vegas staff emphasized that the development of this site would need to be done in such a manner that downstream properties would not be negatively impacted by this project. The following discussion summarizes those existing conditions and develops the concept of the design which achieves that objective. It outlines how this site can be developed at this time and return flows to historic conditions downstream of this site.

Sincerely,

VTN Nevada


James L. Fitzpatrick P.E.
Senior Associate

cc Jim Thomas / VTN Nevada

NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

The City of Las Vegas Northwest Neighborhood Study Phase 2 determines the existing and future 100 year flows which impact this site. Figures E-13 and F-13 from that report are attached. They show that 1316 cfs and 669 cfs will be carried by Grand Teton and Rainbow in the existing condition. This will necessitate that all buildings or floodwalls adjacent to Grand Teton be constructed approximately 3.6' (1.5' freeboard plus 2.1' depth of flow) above the flow line. Similarly, all buildings or flood walls adjacent to Rainbow will need to be constructed 3.1' (1.5' freeboard plus 1.6' depth flow) above the flow line. This is the standard required by the City of Las Vegas.

There is an existing channel / flow path along the westerly property line of this site which routes 3070 cfs in the existing condition from Grand Teton to the Whispering Sands / Rainbow intersection. In the future a CCRFCD facility will be constructed at this location to carry 3891 cfs.

For analysis purposes, the existing condition 3070 cfs will be utilized to determine the existing limits of this flow path. The existing condition peak flow was utilized since the City of Las Vegas Northwest Neighborhood Study uses developed condition flow rates for this case. The future flow rate will only occur once all upstream CCRFCD improvements are in place which routes additional flows to this channel. Those improvements can't be constructed until the CCRFCD facilities are constructed adjacent to and extended downstream from this site. Therefore, the 3020 cfs flow was utilized to determine the width of the current flow path along the west property line of this site.

The results of the existing condition analysis are shown on the attached Exhibit ECFP. The width of the flow path varies from 200' to 1200'. It is noted that the flow path crosses into the Whispering Sands R.O.W. approximately 1350' west of the center line at Rainbow and into the Rainbow R.O.W. approximately 200' north of the centerline at Whispering Sands.

As Exhibit ECFP demonstrates, this flow path has a width of over 1000' at the downstream end of this project. The existing properties south of Whispering Sands and along Rainbow Boulevard currently are significantly impacted by this approximately 3000 cfs of flow prior to the construction of this site.

PROPOSED CONDITIONS

As previously discussed, the proposed structures adjacent to Grand Teton and Rainbow will need to be elevated or protected by floodwalls up to 1.5' above the calculated water surface in those streets.

The design of conveyance facilities along the west property line of this project will need to maintain the existing conditions outlined above. This will be accomplished by widening the bottom width of the existing earthen channel adjacent to the northwestern portion of this site and spreading out the flow adjacent to the southwestern portion to match existing conditions as it crosses into Whispering Sands and Rainbow R.O.W.

One issue needs to be understood upfront: it is not possible to construct the adjacent future CCRFCD facility at this time since it would have no downstream discharge. In addition, these interim facilities will have to return the flow to existing ground elevation at the perimeter of this site.

This project is being divided into phases for the purpose of this analysis. The northern 2/3 of the site will be developed at this time. The southern 1/3rd of the site will be utilized for "overflow event" parking and to distribute the flow to maintain historic conditions. After construction of CCRFCD facilities, the southern 1/3 of the site can be completely developed.

In order to maintain historic conditions, it will be necessary to widen the bottom width of the existing channel in the existing 100' easement for the future CCRFCD facility. This widening of the bottom of the channel will compensate for the filling of the portion of the existing flow path located within this site. A typical section of this interim channel facility, Exhibit ICF, is attached. This channel section was added to the existing cross section to determine the width of the flow path after construction of this project shown on Exhibit FCFP.

It should be noted that the interim channel will remain earthen except for the armoring of the east bank to prevent potential damage to the proposed buildings. It was decided to leave the rest of the channel / flow path as existing or earthen condition. If it were to be improved, that would result in potentially increasing the velocity of discharge on the existing downstream residences. It should be noted that the discharge velocity in both the existing and proposed condition analysis is less than 5 fps which is considered nonerosive.

An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions. In addition, this berm will provide protection for the interim "event overflow" parking area in the southern portion of this site. If the interim berm is damaged during any storm event, the property owner will need to restore it to maintain protection for this interim parking area.

ONSITE DETENTION

At previous public meetings for this project it was suggested that some form of a detention basin be constructed in the southern portion of this site. As discussed at recent meetings with the City of Las Vegas staff members, due to the size of land available and

since no downstream underground drainage system exists, this onsite detention would probably result in no effective reduction of the existing flow impacting downstream property

It is acknowledged that an onsite basin could be incorporated into the "event overflow parking lot". However, this basin would have an "at grade" outlet structure. These type of small "at grade" detention facilities have a potential of becoming a public nuisance. It would be similar in design to the detention basin which was constructed in the Los Prados subdivision just west of Decatur. The City of Las Vegas received numerous complaints about that facility for years. It is suggested to allow the City of Las Vegas Flood Control staff to determine if an onsite detention facility is necessary at the time a technical drainage study is prepared. That determination to be based on impact of development of this site has on the entire basin drainage system.

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

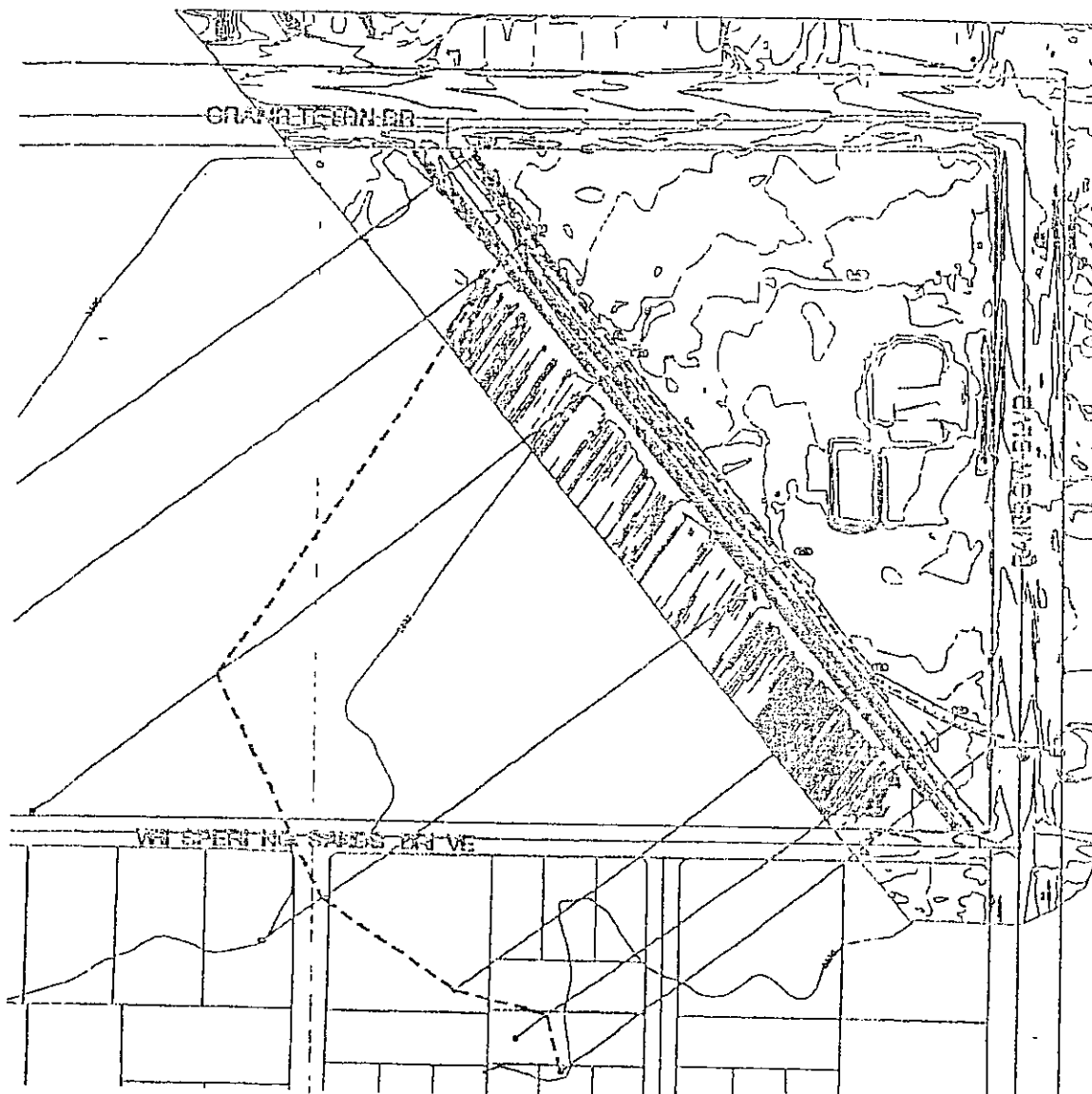
EXISTING DRAINAGE CONDITIONS

PHOTO DATE SEPTEMBER 1998

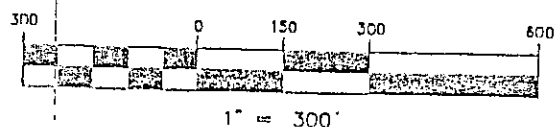
REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

FIGURE F13

FUTURE DRAINAGE CONDITIONS



GRAPHIC SCALE



VTM nevada
 2727 S RAINBOW BOULEVARD
 LAS VEGAS NEVADA 89146-5145

NEW VISTA RANCH

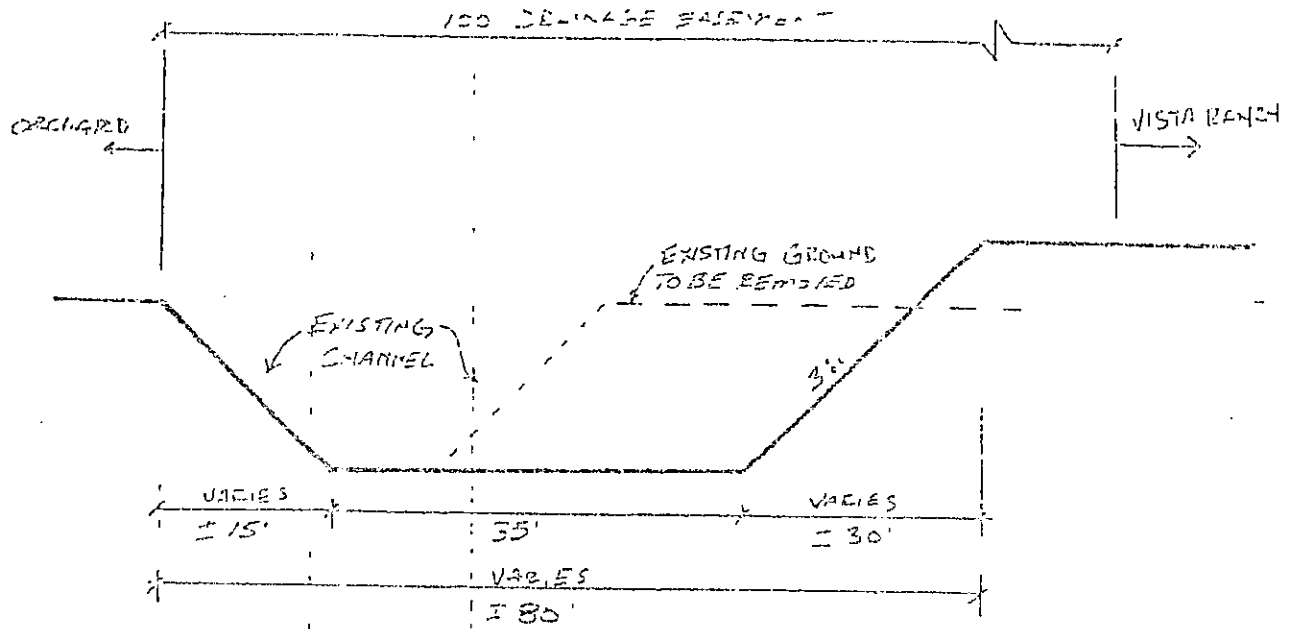
EXHIBIT FCFP

SCALE	HORZ	1"=300'
	VERT	N/A
WO NO	6730	
DRAWN BY	NDH	
DATE	DEC 2006	
SHEET	OF	

EXHIBIT II F

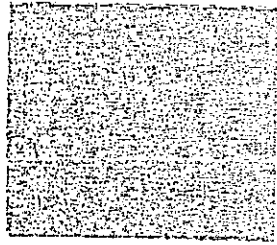
NEW VISTA RANCH

440 = 6730



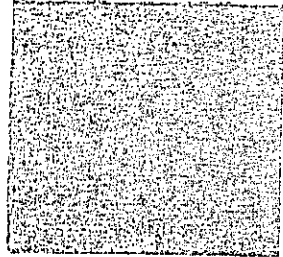
INTERIM CHANNEL

EXHIBIT G



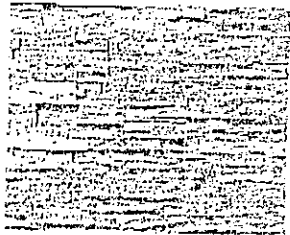
Berridge Standing Metal Seam Roof
Color: Hemlock Green

Stucco Finish



Paint Color:
'Frazee' Paint "8385D Brick Rose"

Accents / Plant-ons
'Frazee' Crystal Ball - 8780W

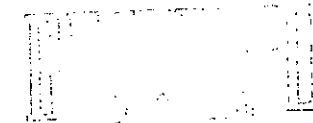


Split Faced CMU : Cultured Stone
Shale Pro-Ft Ledgesone (PF-8016)

Accents
'Frazee' - Custard

Storefront: White Kynar

Glass: Evergreen Tint



NEW VISTA COMMUNITY

GPA-16578 ZON-16580
SDR-16581 REVISED
10/19/06 PC

[Home](#) | [About Ross](#) | [Calendar](#) | [News](#) | [FAQ](#) | [Forms](#) | [Contact Us](#)

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Center](#)[Online
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Status:	Active	File Date:	10/01/2007
Type:	Trade Mark	Entity Number:	E0697252007-1
Qualifying State:	NV	List of Officers Due:	
Managed By:		Expiration Date:	10/01/2012
Date of 1st use in Nevada:	3/01/2004	Date of 1st use Anywhere:	3/01/2004
Classification:	101		

Applicant

Name:	NEW VISTA RANCH	Address1:	PO BOX 80025
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89180

Additional Information

Goods & Services:	TO PROMOTE SERVICES PROVIDED TO INTELLECTUALLY CHALLENGED
------------------------------	---

Registered Agent Information

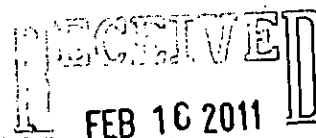
No Registered Agent associated with this company

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

No active officers found for this company

Actions/Amendments[Click here to view the 1 action or amendment associated with this company](#)[Information Center](#) | [Election Center](#) | [Business Center](#) | [Licensing Center](#) | [Securities Center](#) | [Online Services](#) | [Contact Us](#) | [Sitemap](#)



The information presented on this website is prepared as an informational service only and should not be relied upon as an official record of action on a business license. For official records and action taken upon applications, please contact the city of Las Vegas Finance and Business Services at (702) 229-6281.

Search for existing businesses

within the corporate limits of the City of Las Vegas ONLY

1) Search by:

- ☒ business name [partial match]
- ☐ business address [partial match: [See Tips](#)]
- ☐ business license [EXACT match]
- ☐ owner name [partial match]
- ☐ business category code [Use 3-char code] [show me all codes](#)
- ☐ new licenses issued the last 7 days

2) Show 50 licenses per page [2~100max]

3) Search for NEW VISTA RANCH INC

4) ☐ Wrap text in columns to fit screen, for printing.

5)

HELP! - [Show me the search tips please!](#)

Business Name	Type of Business	Address	Zip	Phone	License #	Issued	Status	Owner	Owner title
NEW VISTA RANCH INC	THRIFT STORE NONPROF	5220 W CHARLESTON BL	89107	457 4677	N36-00012	8/30/1999	Active	MARINO RICH	PRESIDENT
								CASE MICHAEL	VICE PRES
NEW VISTA RANCH INC	GROUP HOME	7875 N RAINBOW BL	89131	457 4877	N36-00007	4/1/2003	Active	OEGUZMAN KELLY K	EX DIR
								VON TOBEL JON	PRES
								FINKEN RONALO	VP
								MCCARTHY WILLIAM	TREAS

[↑ Top of Page](#)

RECEIVED
FEB 16 2011

R.P.T.T.: 0.00 Exempt 03
APN: 125-15-501-002

Title Order No. 5113002252
Escrow No. 5113002252-EW

WHEN RECORDED MAIL TO:

NEW VISTA RANCH, INC
P.O. BOX 80025
LAS VEGAS, NV 89180

MAIL TAX STATEMENTS TO:

Grantee at address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

New Vista Ranch, Inc., a corporation

hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to

NEW VISTA RANCH, INC, a Nevada Non-profit Corporation,

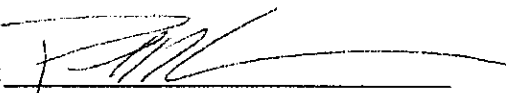
that property in Clark County, Nevada, described as:

See "Exhibit A" attached hereto and made a part hereof.

Dated August 17, 2009

NEW VISTA RANCH, INC, a Nevada Non-profit Corporation

By: 
Kelly DeGuzman, CEO

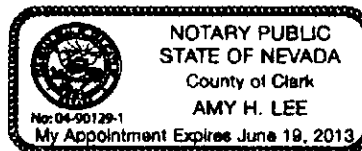
By: 
Paul Kenner, President

RECEIVED
FEB 10 2011

State of Nevada
County of Clark

This instrument was acknowledged before me on 8/18/09
by Kelly DeGuzman and Paul Kenner
as CEO and President of New Vista Ranch, Inc..

Amy H Lee
Signature of notarial officers



RECEIVED
FEB 16 2011

ORDER NO. : 5113002252-EW

EXHIBIT A

The land referred to is situated in the County of Clark, City of Las Vegas, State of Nevada, and is described as follows:

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

Lot One (1) as shown by map thereof on file in File 64 of Parcel Maps, Page 64, in the Office of the County Recorder of Clark County, Nevada.

RECEIVED
FEB 16 2011

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
125-15-501-002

2. Type of Property
- | | |
|--|---|
| a) ☐ Vacant Land | b) ☐ Single Fam. Res. |
| c) ☐ Condo/Twnhse | d) ☐ 2-4 Plex |
| e) ☐ Apt. Bldg | f) ☒ Comm'l/Ind'l |
| g) ☐ Agricultural | h) ☐ Mobile Home |
| ☐ Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$0.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$0.00
Real Property Transfer Tax Due 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 03
b. Explain Reason for Exemption: transfer to recognize true status of non-profit corporation

5. Partial Interest: Percentage being transferred: 100%.

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Lee J. Thompson* Capacity: Grantor
Signature *Lee J. Thompson* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

NEW VISTA RANCH, INC
P.O. BOX 80025
LAS VEGAS, NV 89180

BUYER (GRANTEE) INFORMATION
(REQUIRED)

NEW VISTA RANCH, INC
P.O. BOX 80025
LAS VEGAS, NV 89180

RECEIVED
FEB 16 2011

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Old Republic Title Company of Nevada
6256 Spring Mountain Road
Las Vegas, NV 89146

Escrow #: 5113002252-EW

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Darline Reeder

From: Darline Reeder
Sent: Monday, July 11, 2011 8:19 AM
To: Michelle Thackston; Tuesday James; Flinn Fagg; Doug Rankin
Cc: Steve Gebeke; Steve Swanton; Carman Burney; Nora Lares; Mark Rex; Jorge Morteo; Yorgo Kagafas; Michael Howe; John Grider; Romeo Gumarang
Subject: RESULTS: Voluntary Neighborhood Meeting - Ward 6 (Ross) - MOD-41437; ROC-40981; SDR-40980

Start time 6:00 pm
End time 8:00 pm

Attendance:
Nine members of the public,
five members of the development team,
one member of the Council Office, one member of Planning

Concerns:
Height of the community center
Location of the community center.....request it be moved from Grand Teton to interior of site
Roll up doors on the training facility are to commercial
All construction traffic needs to use Grand Teton
Finished grades of the pads might have a negative impact

Doug Rankin,
AICP
Planning
Manager
7.11.11

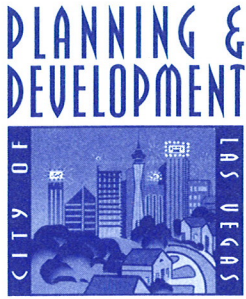
From: Darline Reeder
Sent: Monday, June 27, 2011 8:04 AM
To: Michelle Thackston; Tuesday James
Cc: Steve Gebeke; Steve Swanton; Carman Burney; Nora Lares; Mark Rex; Jorge Morteo; Yorgo Kagafas; Michael Howe; John Grider; Romeo Gumarang
Subject: Voluntary Neighborhood Meeting - Ward 6 (Ross) - MOD-41437; ROC-40981; SDR-40980

A Voluntary Neighborhood Meeting is scheduled at the New Vista Ranch, 7875 North Rainbow Blvd, Las Vegas, NV, 89131, which is located on the south-west corner of Grand Teton Drive and Rainbow Boulevard, on Thursday, July 7, 2011 at 6:00 PM:

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of 1
Date July 17 2011
Time 6:00 am pm

Project Name NEW VISTA RANCH, INC.

Conversation between CLV Representative(s): Neighborhood Meeting for MOD-41437, PAC-40981 & SDR-40980
and,

Name

Company/Department

Phone

FAX

☐ see Meeting Attendance Sheet

Comments:

Meeting
start 6:10
end

Public 11/11

Concerns:

- Height of Community Center

Will the Community Center be open to the public

- Units might be used by non members

- Request all Construction Traffic use Grand Teton

- Event Parking area - not large enough

- ~~What~~ uses
What

Will it be open to the public

Rec Center - to be more Residential

What is the finished grade?



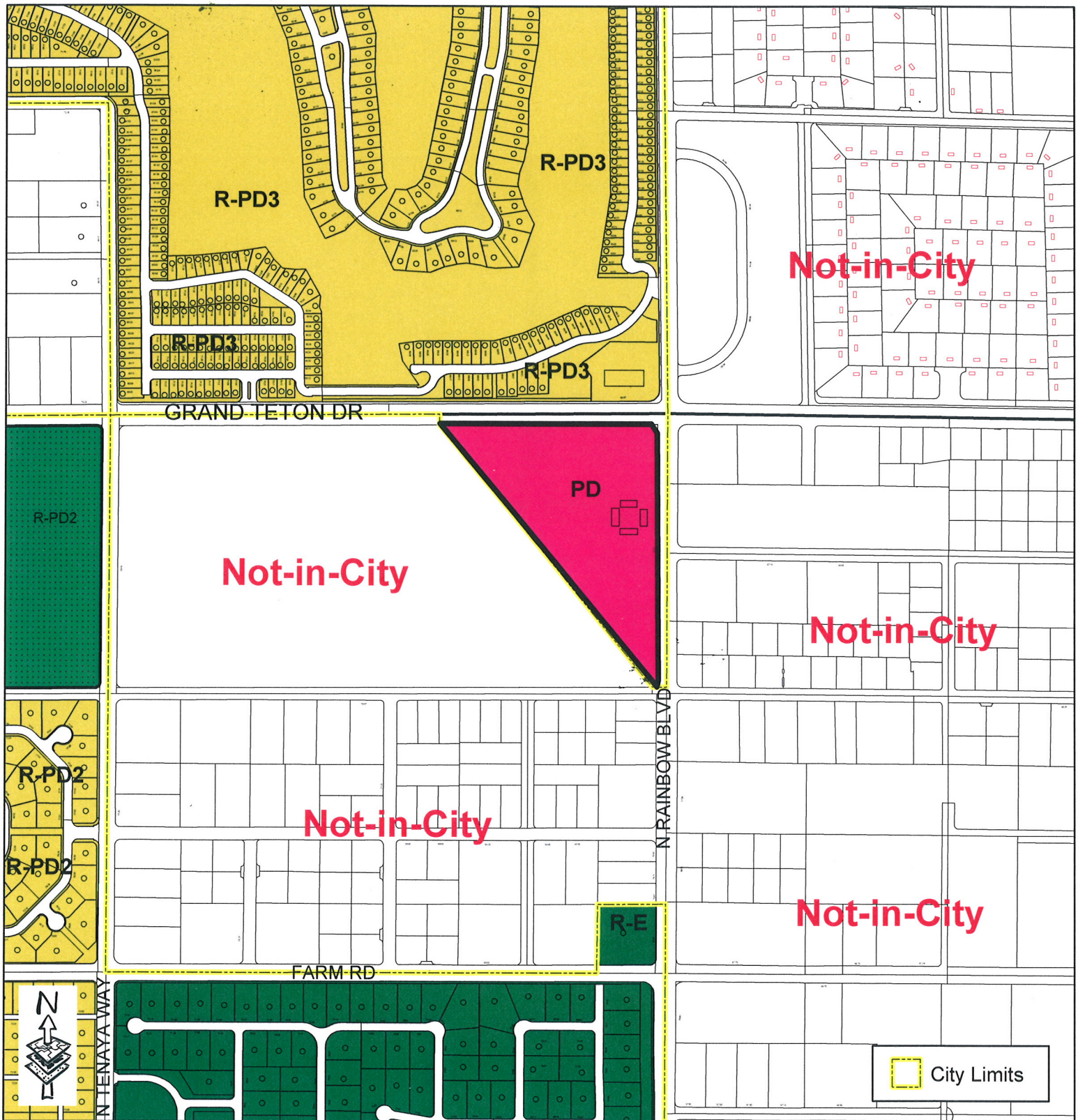
Meeting Attendance Sheet

Date:	
Time:	
Page	of

Name	Company/Department	Address	Phone	Fax
1 Neil G. GALTZ	7350 NO. Rainbow		386-0000	
2 GERALD G. Ilock	6600 Via Provenza		386-0000	
3 Pam Bailey	6665 J. Marcy Dr		658-7081	
4 Andrew Sherman	7840 GARDENVIEW		540-9384	
5 Carol Peck	7039 Leather Harness		219-2739	
6 Gail Peck				
6 Sharon E. Allen	8345 W. Sunset Rd		72-7000	
7 SHARON L. LINSENBARDT	1280 W. GRAND Teton		982-8000	
8 Karl Westover	7685 N. Rainbow Blvd		743-0981	
9 Mario Vecchiolo	6580 Whispering Sands Dr		72-344-7574	
10 Carol P. @ allabout honey moons.com				
11 MARJOLIVIC@CLeSe.net				
12				
13				
14				
15				
16				
17				

MOD-41437 Zoning

0 387.5 775 1,550 Feet



- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

ROI Zoning

Data current as of: July 5, 2011

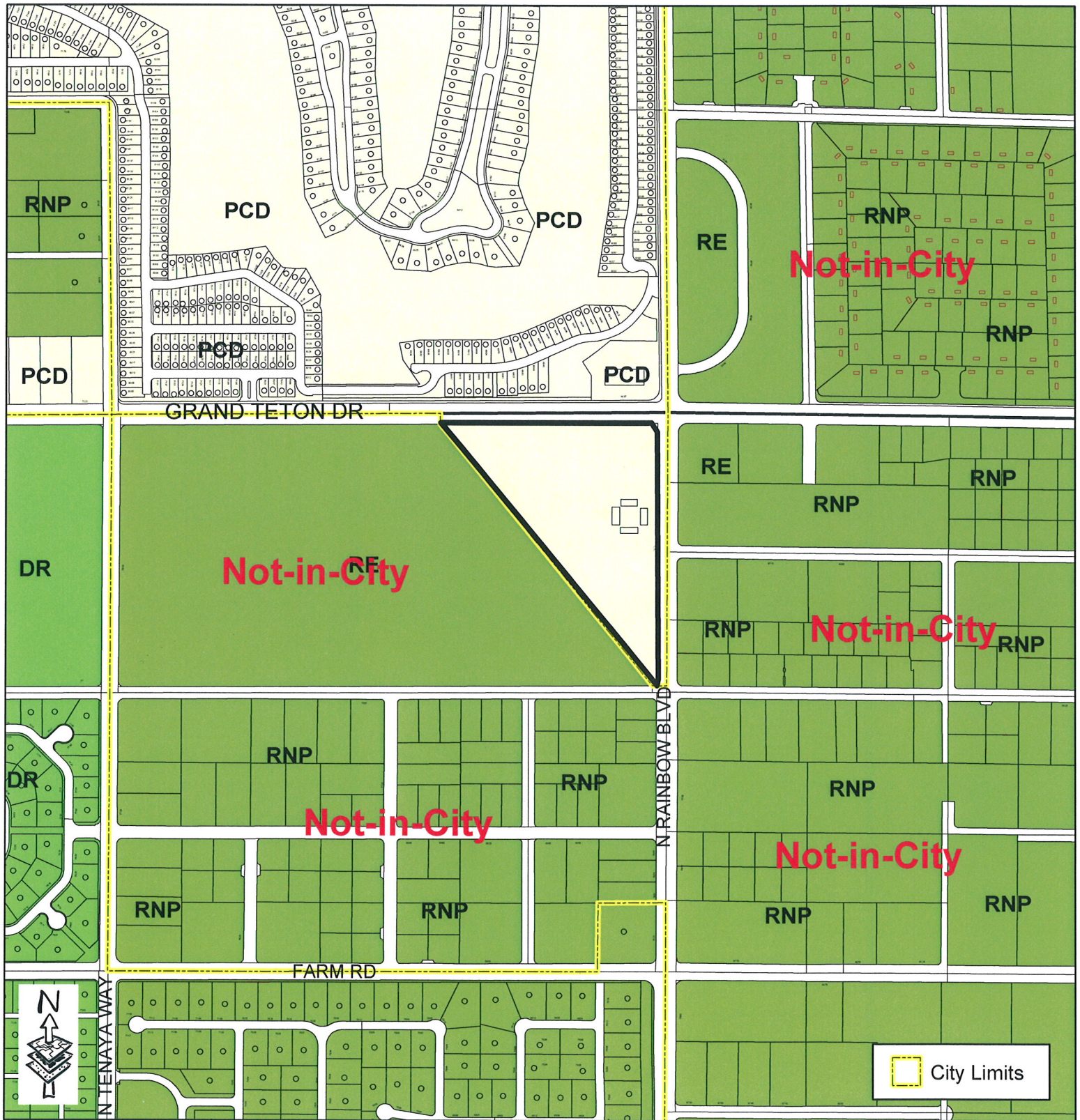


Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.



MOD-41437 General Plan

0 387.5 775 1,550 Feet



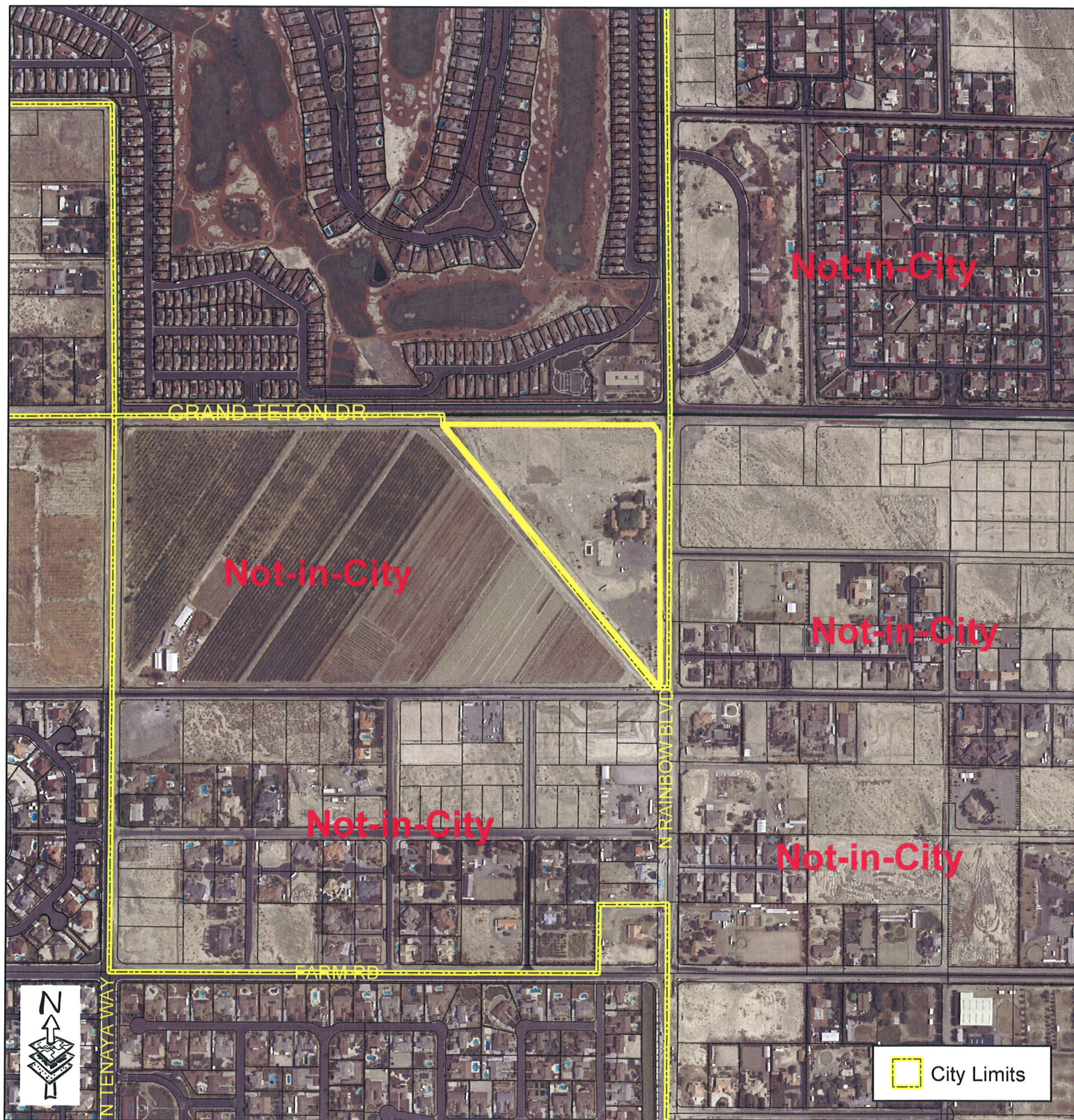
- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

Data current as of: July 5, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.





Data current as of: July 5, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System
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Report Date 06/23/2011 08:33 AM

Submitted By

Page 1

A/P # 41437 PLANNED COMMUNITY MODIFICATION

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	04/13/2011 13:11	983510	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

<u>Project #</u>	41437	<u>Project/Phase Name</u>	NEW VISTA	<u>Phase #</u>	
<u>Size/Area</u>	0.00	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12515501002

Location

Owner/Tenant

<u>Contact ID</u> AC1104330	<u>Name</u>	NEW VISTA RANCH INC	<u>Organization</u>	
<u>Mailing Address</u> P O BOX 80025			<u>State/Province</u> NV	
<u>City</u> LAS VEGAS			<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89180-0025			<u>Evening Phone</u>	
<u>Day Phone</u> (702)457-4677 x 2			<u>Mobile #</u>	
<u>Fax</u> (702)457-1433				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7875 N RAINBOW BLVD
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515501002

Report Date 06/23/2011 08:33 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1104330 ☐ Foreign
Effective Expire
Name NEW VISTA RANCH INC
Day Phone (702)457-4677 x 2 Eve Phone Organization
Pager PIN # Position
Fax (702)457-1433 Mobile Profession
E-Mail
Address P O BOX 80025
LAS VEGAS, NV 89180-0025
Seasonal Addr

Valid From To

Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1889142 ☐ Foreign
Effective Expire
Name CHRIS KAEMPFER
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To

Comments No Comments

Report Date 06/23/2011 08:33 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

981094	KAGAFAS	GEORGE	C	
984056	WULFF	MARY	A	ext 2139

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT	CO NAME WHO PICKED UP CONTACT# PAUL KENNER, 702.406.6591, CASH	970040	06/22/2011 16:58		0.00
PAYMNT	CO NAME WHO PICKED UP CONTACT# ALEVA WALKER; JOHN DAVID BURKE ARCHITECT; CK#34050; 702-876-4863;	890381	05/25/2011 14:19		0.00
PAYMNT	CO NAME WHO PICKED UP CONTACT# JOHN BURKE, 702.876.4863, NEW VISTA RANCH CK 33426	970040	04/13/2011 13:32		0.00

Report Date 06/23/2011 08:34 AM

Submitted By

Page 1

A/P # 40981 REVIEW OF CONDITION

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	02/16/2011 14:12	982998	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

<u>Parent A/P #</u>	16580	<u>Project/Phase Name</u>	NEW VISTA RANCH	<u>Phase #</u>	
<u>Project #</u>	40981	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Size/Area</u>	0.00	<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>Proposed Start</u>					
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12515501002

Location

Owner/Tenant

<u>Contact ID</u> AC1104330	<u>Name</u> NEW VISTA RANCH INC	<u>Organization</u>	
<u>Mailing Address</u> P O BOX 80025		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89180-0025		<u>Evening Phone</u>	
<u>Day Phone</u> (702)457-4677 x 2		<u>Mobile #</u>	
<u>Fax</u> (702)457-1433			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7875 N RAINBOW BLVD
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515501002

Report Date 06/23/2011 08:34 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1200931 ☐ Foreign
Effective Expire
Name JOHN DAVID BURKE ARCHITECT
Day Phone (702)876-4863 x Eve Phone Organization
Pager PIN # Position
Fax (702)876-9355 Mobile Profession
E-Mail
Address 3471 W OQUENDO RD STE 301
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER, CROWELL,RENSHAW,GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments

Report Date 06/23/2011 08:34 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1104330 ☐ Foreign
Effective Expire
Name NEW VISTA RANCH INC
Day Phone (702)457-4677 x 2 Eve Phone Organization
Pager PIN # Position
Fax (702)457-1433 Mobile Profession
E-Mail
Address P O BOX 80025
LAS VEGAS, NV 89180-0025
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 06/23/2011 08:34 AM

Submitted By

Page 4

Contractors

No Contractors

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

981094 KAGAFAS GEORGE C

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 05/25/2011 14:22 0.00
ALEVA WALKER; JOHN DAVID BURKE ARCHITECT; CK#34050; 702-876-4863;

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 02/16/2011 14:34 0.00
ALEVA WALKER, 702.876.4863, NEW VISTA RANCH INC CK 33075, \$1850 & CASH, \$10

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

SDR Application

Report Date 06/23/2011 08:37 AM

Submitted By

Page 1

A/P # 40980 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	02/16/2011 14:07	982998	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

<u>Parent A/P #</u>	16581	<u>Project/Phase Name</u>	NEW VISTA COMMUNITY - ASSISTED	<u>Phase #</u>	
<u>Project #</u>	40980	<u>Size/Area</u>	15.00 ACRES	<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12515501002

Location

Owner/Tenant

<u>Contact ID</u> AC1104330	<u>Name</u> NEW VISTA RANCH INC	<u>Organization</u>	
<u>Mailing Address</u> P O BOX 80025		<u>State/Province</u> NV	
<u>City</u> LAS VEGAS		<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89180-0025		<u>Evening Phone</u>	
<u>Day Phone</u> (702)457-4677 x 2		<u>Mobile #</u>	
<u>Fax</u> (702)457-1433			

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7875 N RAINBOW BLVD
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515501002

Report Date 06/23/2011 08:37 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1200931 ☐ Foreign
Effective Expire
Name JOHN DAVID BURKE ARCHITECT
Day Phone (702)876-4863 x Eve Phone Organization
Pager PIN # Position
Fax (702)876-9355 Mobile Profession
E-Mail
Address 3471 W OQUENDO RD STE 301
LAS VEGAS, NV 89118
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER, CROWELL,RENSHAW,GRONAUER & FIORENTIO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments Chris Kaempfer

Report Date 06/23/2011 08:37 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1104330 ☐ Foreign
Effective Expire
Name NEW VISTA RANCH INC
Day Phone (702)457-4677 x 2 Eve Phone Organization
Pager PIN # Position
Fax (702)457-1433 Mobile Profession
E-Mail
Address P O BOX 80025
LAS VEGAS, NV 89180-0025
Seasonal Addr

Valid From To
Comments Kelly DeGuzman

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 06/23/2011 08:37 AM

Submitted By

Page 4

Contractors

No Contractors

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

984056 WULFF MARY A ext 2139

981094 KAGAFAS GEORGE C

880185 BAILEY ROGER W x2196

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 05/25/2011 14:20 0.00
ALEVA WALKER; JOHN DAVID BURKE ARCHITECT; CK#34050; 702-876-4863;

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 02/16/2011 14:32 0.00
ALEVA WALKER, 702.876.4863, NEW VISTA RANCH INC CK 33075, \$1850 & CASH, \$10

New Vista Community

June 21, 2011

Dear Neighbors

Re: Voluntary Community Meeting July 7th, at 6:00pm at the New Vista Ranch, 7875 N. Rainbow Blvd. The Meeting Will Discuss New Vista Communities' Proposed Modifications To Its Planned Development Originally Approved February 7, 2007; GPA-16578, ZON-16580 and SDR-16581. SW corner Rainbow and Grand Teton. Tax Assessor's Parcel No.: 125-15-501-002

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH INC. - Request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

New Vista Community was founded in 1984 by parents of intellectually challenged individuals who were concerned what would happen to their loved ones when they were gone or could not care for them. Out of this need the first program "New Vista Ranch" was created. In 1987 the Gilcrease Brothers donated 15 acres of land to the charity and this gave New Vista Community the platform to build the first 4 homes. Today New Vista Community has 20 homes in the Las Vegas area. In addition, New Vista Community supports individuals with intellectual challenges and their families that still live at home by providing in-home skilled staff that assist with their loved ones needs. What started as a program to provide a home has become a mission to give the gift of living life through an array of programs that target teaching independence.

The purpose of the Master Development Plan and Development Standards along with the Guidelines for this Planned Development is to provide the parameters of development for the New Vista Community Project. In 2007, New Vista submitted a development plan that reflected its desire to develop the charity's property. At the time, the property was zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). Based upon the proposed plan, the City of Las Vegas approved a General Plan Amendment, GPA-16578, a Zone Change ZON-16580, and a Site Development Review, SDR-16581 with the zoning approved to PD (Planned Development) and a General Plan Amendment to PCD.

The new revised plans for New Vista depict essentially the same uses as previously approved but in a different configuration. The goal of this redesign is provide a more residential scale and character for the project in a campus like setting. The previously approved design had one very large residential building while the new plan proposes to separate these uses into single story homes to reduce the scale and appearance of the project, better integrating into the residential neighborhood.

We truly appreciate the support that the community has given us in the past and feel the proposed changes to our development plan further demonstrates our desire to be a positive part of our neighborhood and the Las Vegas community. At the meeting we will have drawings depicting the proposed changes and will have New Vista Board Members and Staff available to answer and question you may have. The requested changes of the original plan will be considered by the City of Las Vegas Planning Commission on July 12, 2011.

Our Mission: "New Vista Community is committed to providing the intellectually challenged of all ages with equal opportunities and support so they may experience life to the fullest." The overall goal of New Vista Community is to empower people through a better quality of life. Our skilled staff works to improve each individual's ability to be independent and to build self esteem through obtaining their goals.

If you have any questions regarding this request or the community meeting, please contact me at (702) 319-1949 or Michelle Jackson, Director of Development for New Vista at 526-2237.

Thank You for joining us,

Kelly DeGuzman CEO
New Vista Community

Darline Reeder

From: Steve Gebeke
Sent: Wednesday, June 22, 2011 9:31 AM
To: Paul Kenner
Cc: Yorgo Kagafas; KELLY DEGUZMAN; Darline Reeder
Subject: RE: Attached Image
Attachments: Neighborhood Meeting - New Vista Community July 7th, 2011.doc

The attached notice is approved for mailing. Please ensure that it is mailed at least 10 days before the meeting date.
Thanks.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

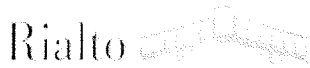
From: Paul Kenner [mailto:paul.kenner@rialtocapital.com]
Sent: Wednesday, June 22, 2011 8:33 AM
To: Steve Gebeke
Cc: Yorgo Kagafas; KELLY DEGUZMAN
Subject: RE: Attached Image

Steve,

I have included contact information for the New Vista staff that will be attending the meeting. They will be able answer any questions regarding the New Vista Ranch. Thank you for your assistance, please find a final draft letter attached.

Respectfully,

Paul Kenner
Asset Manager


Office (702) 821-4881
Cell (702) 406-6591
paul.kenner@rialtocapital.com

2490 Paseo Verde Parkway Suite 120
Henderson, Nevada 89074

This message contains information which may be confidential. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in this message. If you have received this message in error, please advise the sender by reply e-mail and delete this message.

Neither the matters contemplated by this communication, nor any discussions with borrower and or its representatives constitutes a binding agreement to modify any loan documents and no other agreement or understanding of any nature shall be deemed to have been entered into by or be binding on any party or any party unless and until lender and borrower have reached agreement on all issues, and such entire agreement shall have been reduced to a written document that expressly states that it modifies the loan documents and is duly executed by lender, borrower and any guarantor of the loan. Oral agreements, emails, memoranda of meetings, summaries of proposed terms, etc., shall have no effect whatsoever and shall not be binding on any party.

From: Steve Gebeke [mailto:sgebeke@LasVegasNevada.GOV]
Sent: Wednesday, June 22, 2011 8:12 AM
To: paul.kenner@rialtocapital.com
Cc: Yorgo Kagafas
Subject: RE: Attached Image

Paul-

Please add a contact name and number to the notice and resend for final approval. The number should be available so that anyone wishing to call it can reach someone up through the meeting time, to provide directions, etc. if necessary. Otherwise, the notice looks fine.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Yorgo Kagafas
Sent: Wednesday, June 22, 2011 7:07 AM
To: Steve Gebeke
Subject: FW: Attached Image

For your review/approval.

Yorgo Kagafas, AICP
Planner II
Planning & Development
City of Las Vegas
(702) 229-6196

From: Paul Kenner [mailto:paul.kenner@rialtocapital.com]
Sent: Wednesday, June 22, 2011 6:50 AM
To: Yorgo Kagafas
Cc: KELLY DEGUZMAN
Subject: RE: Attached Image

Yorgo,

Please find attached New Vista's proposed letter for its neighborhood meeting. I appreciate your consideration of this draft version and if you have any comments or suggestions regarding the content, please let us know and we will amend prior to sending the invitation out to our neighbors. Thanks again....

Respectfully,

Paul Kenner
Asset Manager

Rialto 
C A P I T A L
Office (702) 821-4881
Cell (702) 406-6591
paul.kenner@rialtocapital.com

2490 Paseo Verde Parkway Suite 120
Henderson, Nevada 89074

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From: Yorgo Kagafas [<mailto:GKagafas@LasVegasNevada.GOV>]
Sent: Monday, June 20, 2011 3:35 PM
To: Paul Kenner
Subject: RE: Attached Image

Paul: We recommend that you include the header information on your notification letter. They are as follows:

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH INC. - Request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

If you can get me the draft letter tomorrow, I'll get it back to you tomorrow. They will have to be mailed by Monday, June 27th for a July 7th meeting date.

Yorgo Kagafas, AICP
Planner II
Planning & Development
City of Las Vegas
(702) 229-6196

From: Paul Kenner [mailto:paul.kenner@rialtocapital.com]
Sent: Monday, June 20, 2011 3:20 PM
To: Yorgo Kagafas
Subject: RE: Attached Image

Many Thanks Yorgo.....I completed the form and have attached it. We should have the meeting date and invitation letter completed tomorrow. I will forward you a copy of the invitation letter to the neighbors once I have it. Thank You for your assistance. Let me know if you have any questions.

Respectfully,

Paul Kenner
Asset Manager


C A P I T A L
Office (702) 821-4881
Cell (702) 406-6591
paul.kenner@rialtocapital.com

2490 Paseo Verde Parkway Suite 120
Henderson, Nevada 89074

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From: Yorgo Kagafas [mailto:GKagafas@LasVegasNevada.GOV]
Sent: Monday, June 20, 2011 3:01 PM
To: paul.kenner@rialtocapital.com
Cc: Steve Gebeke; Darline Reeder
Subject: FW: Attached Image

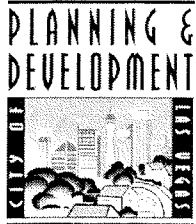
Paul:

Per our phone call, here is the form to be filled out and returned ASAP for the labels. This is a voluntary community meeting for the New Vista Project. The case numbers are MOD-41437, ROC-40981 and SDR-40980. These cases are scheduled for the July 12th Planning Commission meeting. Also, when you e-mail the form back to me please include the date, time and location address of the meeting venue as well as a copy of the letter that will be sent out to the residents. A staff person from our office will be assigned to attend as well.

I understand that you would like to hold this meeting next Wed. or Thurs. so a quick reply is needed. Thank you,

Yorgo Kagafas, AICP
Planner II
Planning & Development
City of Las Vegas
(702) 229-6196

From: MFD-119@LasVegasNevada.gov [mailto:MFD-119@LasVegasNevada.gov]
Sent: Monday, June 20, 2011 2:53 PM
To: Yorgo Kagafas
Subject: Attached Image



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

City of Las Vegas

Meeting Attendance Sheet

MOD-41437, ROC-40981 SDR-40980

Date:	8/24/11
Time:	6:00 PM
Page	1 of

Name	Company/Department	Address
1		Phone Fax
2		Phone Fax
3		Phone Fax
4		Phone Fax
5		Phone Fax
6		Phone Fax
7		Phone Fax
8		Phone Fax
9		Phone Fax
10		Phone Fax
11		Phone Fax
12		Phone Fax
13		Phone Fax
14		Phone Fax
15		Phone Fax
16		Phone Fax
17		Phone Fax

Darline Reeder

From: Flinn Fagg
Sent: Thursday, August 25, 2011 7:24 AM
To: Darline Reeder
Subject: **RESULTS: Voluntary Neighborhood Meeting - Ward 6 (Ross) - MOD-41437; ROC-40981; SDR-40980**

Start: 6:00pm
End: 7:10pm

Applicant: 2
Public: 37
Staff: 1 – Planning; 1 – Ward 6 Liaison
(Planning Commissioners Moody and Goynes were also in attendance)

The applicant made a brief presentation, discussing the changes to the project since the previous neighborhood meeting held on July 7th.

Residents had the following concerns regarding the project:

- Residents voiced concerns about retail and commercial uses on the property;
- Concerns were raised about the special events/fundraising events that would be held on the property and traffic generated by such events;
- Concerns were raised about the square footage of the recreation facility and education training facility;
- There was continued concern over the height and placement of the recreation building, although one resident stated that he didn't want the recreation building moved closer to the orchard;
- There were concerns regarding traffic generated by the facility and the driveway on Rainbow;
- There were concerns about the adequacy of the parking that would be provided on site.

General questions were raised about the medical facility that would be provided on site for residents, the perimeter wall around the property, the trail at the east and north sides of the property, and the number of residents living on the site.

While most residents expressed dissatisfaction with the project, one resident supported the redesign of the site plan over the previously-approved plan.

Several members of the public requested that the developer enter into a private contract with them, restricting any commercial uses on the property.

From: Darline Reeder
Sent: Monday, June 27, 2011 8:04 AM
To: Michelle Thackston; Tuesday James
Cc: Steve Gebeke; Steve Swanton; Carman Burney; Nora Lares; Mark Rex; Jorge Morteo; Yorgo Kagafas; Michael Howe; John Grider; Romeo Gumarang
Subject: Voluntary Neighborhood Meeting - Ward 6 (Ross) - MOD-41437; ROC-40981; SDR-40980

A Voluntary Neighborhood Meeting is scheduled at the New Vista Ranch, 7875 North Rainbow Blvd, Las Vegas, NV, 89131, which is located on the south-west corner of Grand Teton Drive and Rainbow Boulevard, on Wednesday, August 24th, 2011 at 6:00 PM:

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9 on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

SDR-40980 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-41437 AND ROC-40981 - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).



☒ Meeting

☐ Telephone

☐ Conversation Record

Page 1 of
Date 08 / 24 / 11
Time 6 : 00 am pm

Project Name NEW VISTA RANCH

Conversation between CLV Representative(s): _____
and, _____

Name

Company/Department

Phone

FAX

APPLICANT: 11

PUBLIC: ~~11 11 11 11 11 11 11 11 11 11~~

STAFF: P&D, WRD G HANSEN, CM MOODY, CM GAYNES

☐ see Meeting Attendance Sheet

Comments: START: 6⁰⁰ AM
END: 7⁰⁰ PM

PLANS TODAY TAKE INTO ACCOUNT COMMENTS AT LAST
NEIGHBORHOOD MEETING -
QUESTIONS

- MEDICAL FACILITY? - SINGLE STORY, 2300 SF RESIDENTIAL SERVICES
PHYSICAL THERAPIST, NURSE, ONLY FOR RESIDENTS
- ZONING - PD RESTRICTS USES
- RESIDENTS WANT PRIVATE CONTRACTUAL AGREEMENT
- IS THERE TRAFFIC STUDY? YES, PRELIMINARY - MOST TRAFFIC
ON GRAND TERN, NO DRIVEWAY ON RAINBOW
- RESIDENT IN SUIT - DAUGHTER'S RESIDENT?
- WHY ARE YOU NOT MOVING BUILDING? ~~THE~~ WANT BUILDINGS
SURROUNDING CENTRAL GARDEN
- RESIDENT SUPPORTS BUILDINGS UNDER NEW PROPOSAL -
CROSSED RAINBOW BLVD, LIKE NEW ONE
- TOTAL # OF CLIENTS & MAXIMUM? 76
- CHANGES - REE CENTER LOCATED TO 42' TO REAR,
CHANGED ELEV. OF TOP CENTER, ROLLUP DOORS GIVE
- PARKING GARAGE? NO
- HEIGHT OF BUILDING WILL BLOCK VIEW, IS TOO BIG
- GRAND TERN? PERIMETER WALL W/ DECOR W/RECAPITULATE
6' TALL
- WHY SUCH A HUGE COMPLEX FOR 76 RESIDENTS?
12 OFFICES FOR 76 RESIDENTS?
- WHAT IS THE BUILDING FOR? INCUBATOR WORKSHOPS - WORKING
- ~~REPAIR~~
- CONCERNS? 28, WILL COME AND GO
- WILL OTHER PEOPLE USE THE FACILITIES? NO
- CONCERN ABOUT FUNDRAISERS?
- CONCERN ABOUT HEIGHT

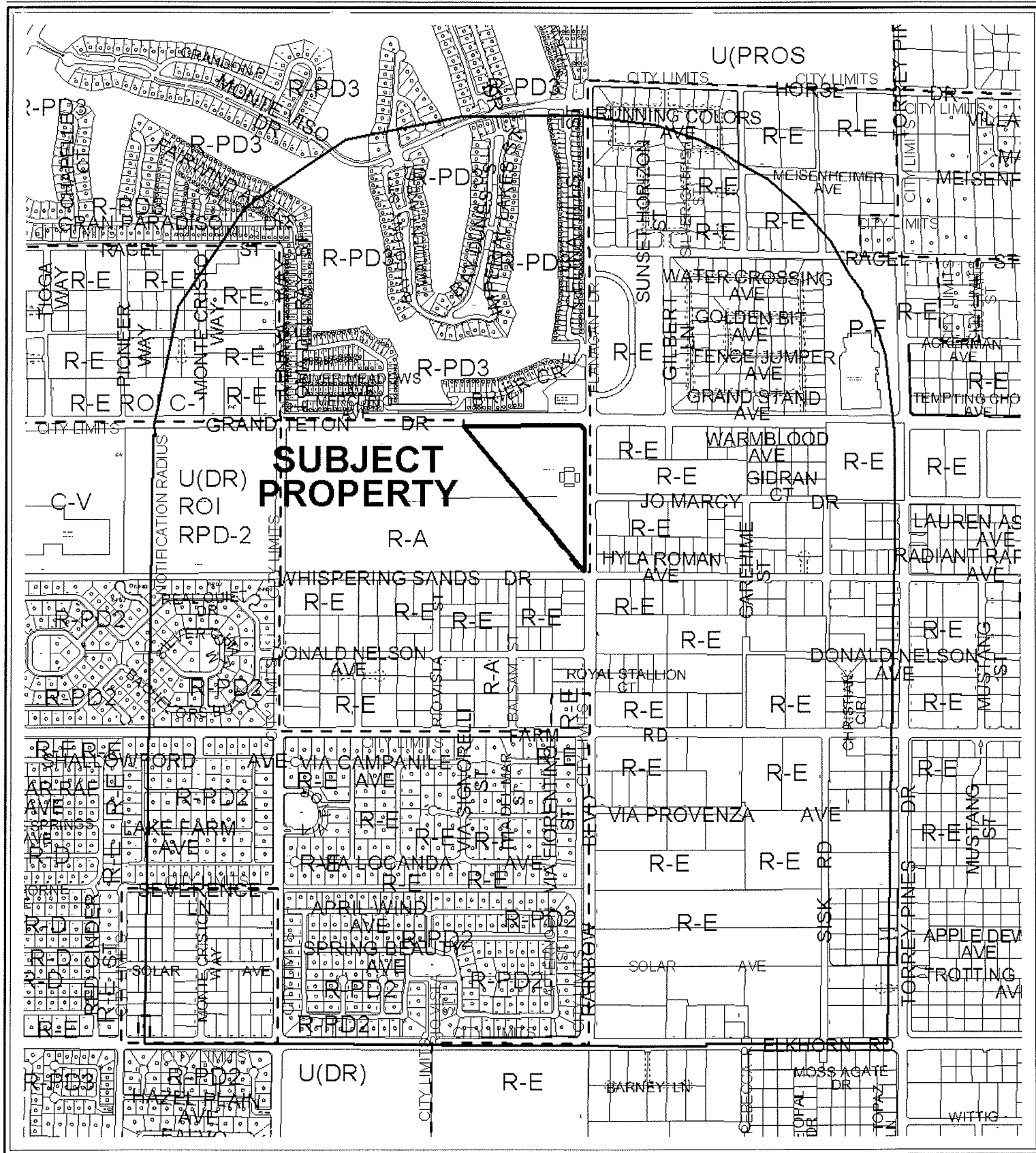
New Vista Community (MOD-41437, ROC-40981 and SDR-40980)

Structure	Previously Approved Development Standards	Proposed 2011 Development Standards
Existing Assisted Living Facility	24 Residents, 8 Caregivers 9,905 SF	24 Residents, 8 Caregivers 9,905 SF
Assisted Living Care Apartments	56 Units 49, 912 SF in one structure	54 Units 36,630 SF in 10 structures
Community Recreation Center	71, 626 SF Setbacks: Grand Teton Drive: 140' Rainbow Boulevard: 70' Gilcrease Orchard: 90'	52,628 SF Setbacks: Grand Teton Drive: 100' Rainbow Boulevard: 200' Gilcrease Orchard: 150'
Education Employment Center	10,582 SF Setbacks: Grand Teton Drive: 20' Rainbow Boulevard: 70' Gilcrease Orchard: 60'	21,000 SF Setbacks: Grand Teton Drive: 20' Rainbow Boulevard: 600' Gilcrease Orchard: 70'
TOTAL BUILDING AREA	142,025 SF	120,163 SF
Maximum Building Height	35 feet, 29 feet along Rainbow Blvd.	42 feet (to peak of roof), 24 feet along Rainbow Blvd.
Perimeter Landscape	117 Trees	143 Trees (+26)
Other	N/A	Commercial roll-up garage doors shown on initially submitted elevations have been removed, per elevations submitted 08/15/11

REC

center

STANDING SEAM ROOFING REPLACED
BY METAL SHINGLE-STYLE ROOFING



CASE: MOD-41437; ROC-40981; SDR-40980

RADIUS: 2640 FT + SPECIAL

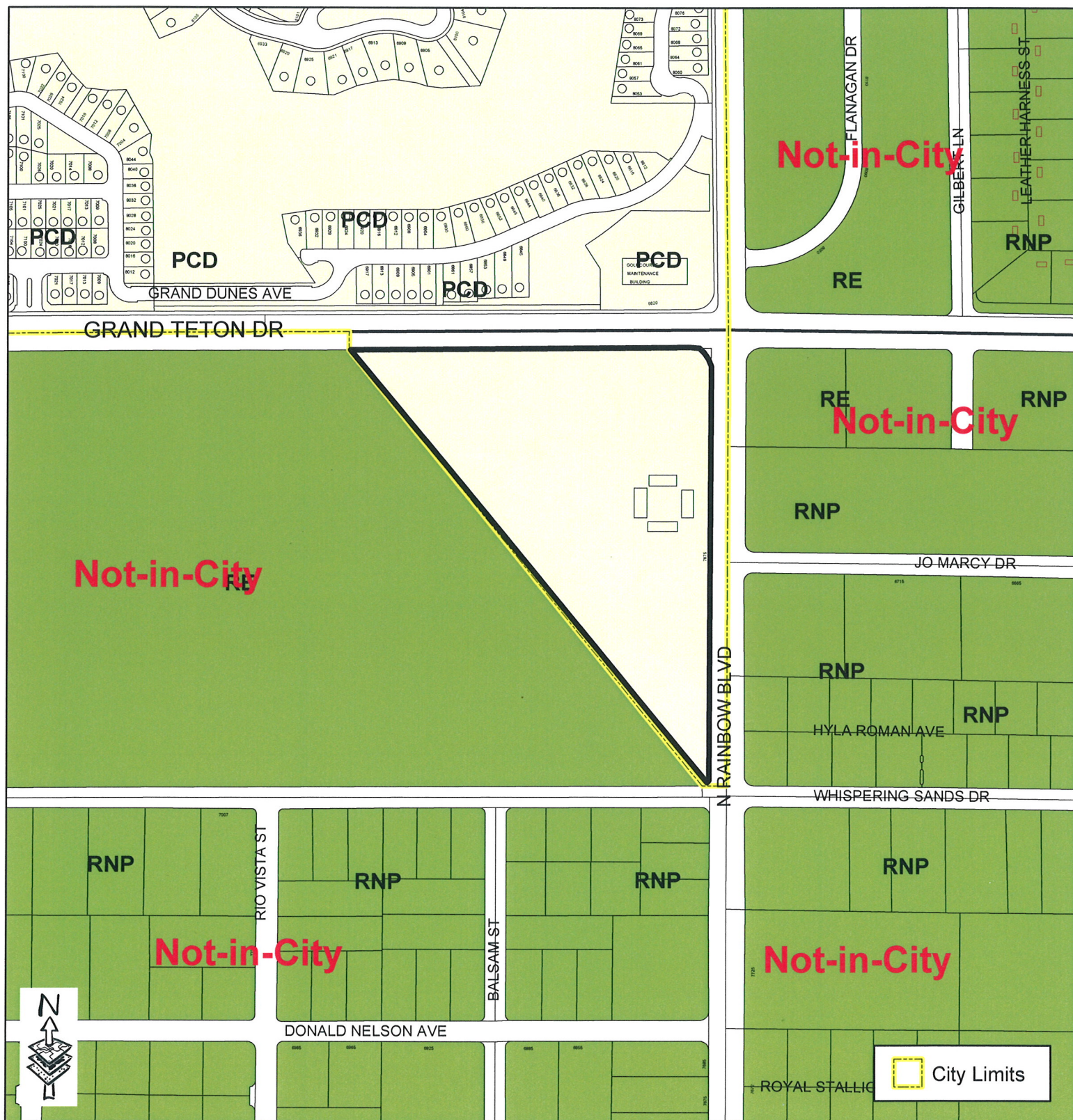
ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

0 1000 2000 Feet



SDR-40980 General Plan

0 235 470 940 Feet



- | | | |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial | Public Facility - School |
| Rural Estates | General Commercial | Public Facility - Clark County |
| Desert Rural | Tourist Commercial | Town Center |
| Rural | Las Vegas Medical District | Resource Conservation |
| Low | Light Industrial / Research | Downtown - Commercial |
| Medium - Low | Planned Community Development | Downtown - Mixed Use |
| Medium - Low Attached | Traditional Neighborhood Development | Not in City |
| Medium | Downtown Redevelopment Area | Right - of - Way |
| High | Parks/Recreation/Open Space | |
| Office | Public Facility | |

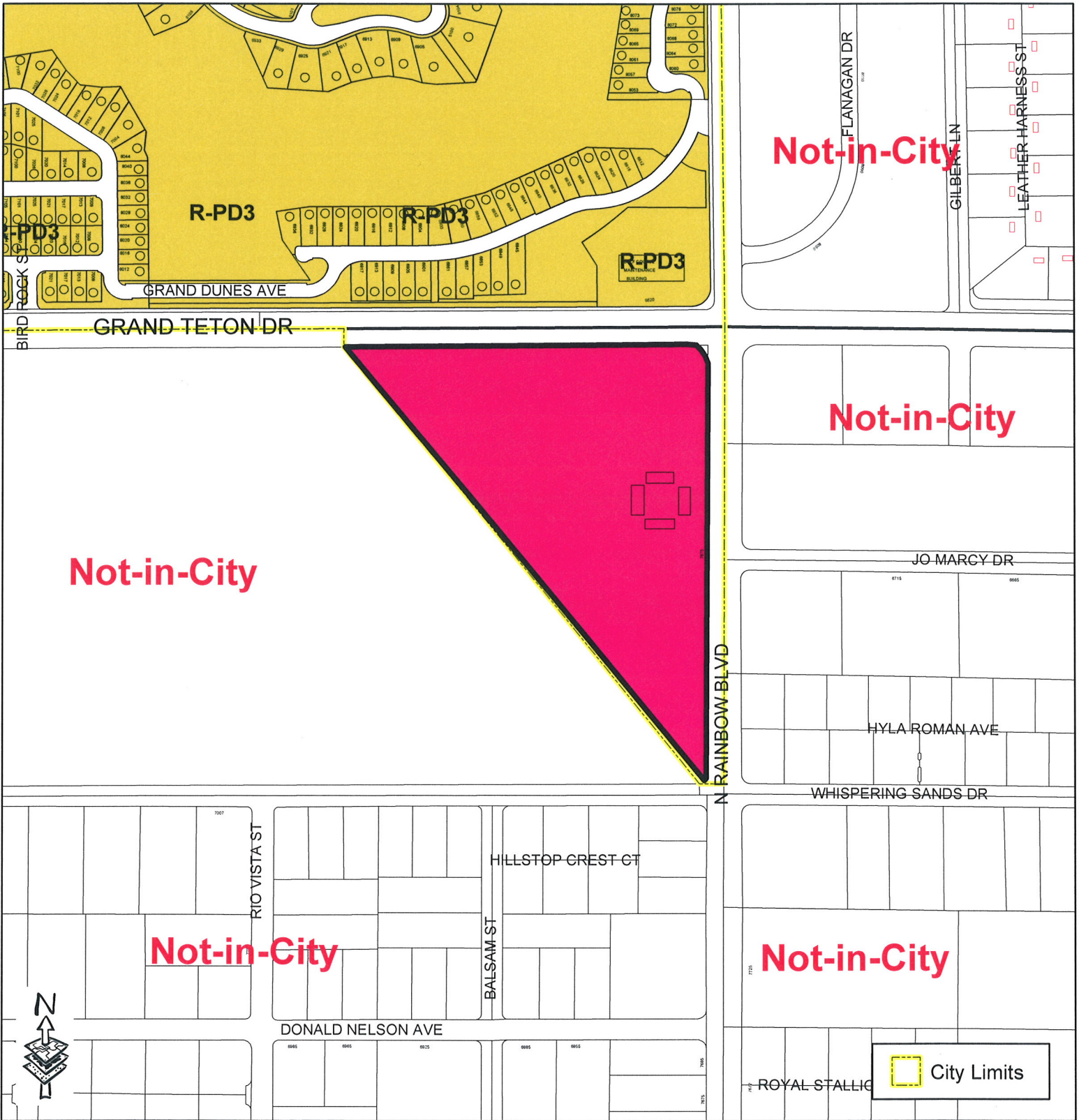
Data current as of: August 22, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.





- | | | |
|--|--|-------------------------------|
| U - Undeveloped (GPA Designation) | R-3 - Medium Density Residential | C-2 - General Commercial |
| R-A - Ranch Acres | R-4 - High Density Residential | C-M - Commercial Industrial |
| R-E - Residence Estates | R-5 - Apartment | M - Industrial |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic |
| R-PD - Residential Planned Development | P-R - Professional Offices And Parking | C-PB - Planned Business Park |
| R-1 - Single Family Residential | N-S - Neighborhood Services | P-C - Planned Community |
| R-MH - Mobile/Manufactured Home Residence | O - Office | PD - Planned Development |
| R-CL - Single-Family Compact Lot | C-D - Designed Commercial | TC - Town Center |
| R-2 - Medium-Low Density Residential | C-1 - Limited Commercial | T-D - Traditional Development |

ROI Zoning

Data current as of: August 22, 2011



Planning & Development Dept.
702-229-6301
Geographic Information System
GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.





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

MOD Application

Report Date 08/24/2011 04:10 PM

Submitted By

Page 1

A/P # 41437 PLANNED COMMUNITY MODIFICATION

Application Information

Stages

	Date / Time	By		Date / Time	By
<u>Processed</u>	04/13/2011 13:11	983510	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

MOD-41437 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NEW VISTA RANCH, INC. - For possible action on a request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P

<u>Project #</u>	41437	<u>Project/Phase Name</u>	NEW VISTA	<u>Phase #</u>	
<u>Size/Area</u>	0.00	<u>Size Description</u>		<u>Subdivision Code</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>		<u>% Completed</u>	0.00
<u>% Complete Formula</u>					

Property/Site Information

Parcel 12515501002

Location

Owner/Tenant

<u>Contact ID</u> AC1104330	<u>Name</u>	NEW VISTA RANCH INC	<u>Organization</u>	
<u>Mailing Address</u> P O BOX 80025			<u>State/Province</u> NV	
<u>City</u> LAS VEGAS			<u>Country</u>	☐ <u>Foreign</u>
<u>ZIP/PC</u> 89180-0025			<u>Evening Phone</u>	
<u>Day Phone</u> (702)457-4677 x 2			<u>Mobile #</u>	
<u>Fax</u> (702)457-1433				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7875 N RAINBOW BLVD
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515501002

Report Date 08/24/2011 04:10 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1104330 ☐ Foreign
Effective Expire
Name NEW VISTA RANCH INC
Day Phone (702)457-4677 x 2 Eve Phone Organization
Pager PIN # Position
Fax (702)457-1433 Mobile Profession
E-Mail
Address P O BOX 80025
LAS VEGAS, NV 89180-0025
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1889142 ☐ Foreign
Effective Expire
Name CHRIS KAEMPFER
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments No Comments

Report Date 08/24/2011 04:10 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Inspections
Insp # Insp Type # Ord/Grp Assigned To Call Scheduled
Preference Inspected By Comments

There are no Inspections for this Report

Activity Review Details

Detail AGENDA TECH ITEMS (MOD) Modified By CBURNEY Modified Date/Time 04/14/2011 09:35
Comments
No Comments

AGENDA TECH ITEMS

Newspaper Notification Only? Y

Before Planning Commission Items

After Planning Commission Items

DRT Process Completed 04/07/2011

Plans Routed for Review 04/13/2011

Action Letter Completed 05/11/2011

Sent to Review Journal (if applicable) 04/25/2011

Notice of Final Action Form Completed 05/11/2011

Public Hearing Notice Sent (if applicable) 04/25/2011

Sign Pro (Major MODs Only)

Memo Sent to Post
04/19/2011

Sign Posted
04/29/2011

Memo Sent for Removal

Detail PLANNING TECH ITEMS (MOD)

Modified By MREX

Modified Date/Time 06/08/2011 07:58

Comments

1/2 MILE FROM SUBJECT PROPERTY THEN CONTINUE NOTIFICATION SOUTH TO ELK HORN RD

Report Date 08/24/2011 04:10 PM

Submitted By

Page 4

Detail SUBMITTAL CHECKLIST (MOD)

Modified By BSTICKA

Modified Date/Time 04/13/2011 13:08

Comments

No Comments

SUBMITTAL CHECKLIST

Submittal Checklist for Major and Minor Modifications

Additional Items for Major Modifications

Y Application/Petition Form

Y Pre-Application Conference Checklist

Y Deed and Legal Description

Y Laser Site Plan

Y Justification Letter

N Summerlin Design Approval Letter (if applicable)

Y Site Plans (6 Folded BlueLines, 1 Rolled Colored)

Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

<u>Condition</u>	<u>Approval</u>	<u>Approved By</u>	<u>Approved Date</u>	<u>Applied By</u>	<u>Applied Date</u>	<u>Assigned</u>
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No Conditions

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
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There is no planning condition for this project.

<u>Template Type</u>	<u>A/P #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>
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No children exist for this project

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
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981094	KAGAFAS	GEORGE	C	
984056	WULFF	MARY	A	ext 2139

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>	<u>Comments</u>				

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	08/09/2011 14:35		0.00
	TOM COMBS, KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO CK 77747, 702.792.7000				

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	06/22/2011 16:58		0.00
	PAUL KENNER, 702.406.6591, CASH				

Report Date 08/24/2011 04:10 PM

Submitted By

Page 5

<u>Log</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
<u>Action</u>					
<u>Comments</u>					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	05/25/2011 14:19		0.00
ALEVA WALKER; JOHN DAVID BURKE ARCHITECT; CK#34050; 702-876-4863;					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	04/13/2011 13:32		0.00
JOHN BURKE, 702.876.4863, NEW VISTA RANCH CK 33426					

NEIGHBORHOOD MEETING NOTICE

Please join us for a **second follow up** neighborhood meeting to discuss proposed amendments to an approved expansion of the New Vista Ranch facilities located at 7875 N. Rainbow Blvd. near the southwest corner of Rainbow and Grand Teton.

Parcel Number: 125-15-501-002

Located in Ward 6 (Steve Ross)

The applicant is requesting the following land use entitlements:

- MOD-41437 - MAJOR MODIFICATION - Request for a Major Modification of a previously approved Rezoning (ZON-16580) TO AMEND THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS.
- ROC-40981 - REVIEW OF CONDITION RELATED TO MOD-41437 - Request for a Review of Condition of a previously approved Rezoning (ZON-16580) TO ELIMINATE CONDITIONS 5, 7 and 9.
- SDR-40980 - SITE DEVELOPMENT PLAN REVIEW Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-16581) TO DIVIDE TWO LARGE BUILDINGS INTO NINE SMALLER BUILDINGS FOR A 78-UNIT ASSISTED LIVING COMMUNITY

Wednesday, August 24, 2011
6:00p.m.

YMCA
6601 N. Buffalo Drive
Las Vegas, NV 89131

Please contact Loraine at 792-7000 if you have any questions

Darline Reeder

From: Steve Gebeke
Sent: Tuesday, August 09, 2011 12:16 PM
To: Ann Pierce
Cc: Elisabeth Delk; Tabitha Fiddymment; Darline Reeder
Subject: RE: New Vista - Neighborhood Meeting Notice
Attachments: Neighborhood Meeting Notice.pdf

Ann-

It looks good. We will add to our calendar. Thanks.

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax

From: Ann Pierce [<mailto:APierce@kcnvlaw.com>]
Sent: Tuesday, August 09, 2011 12:06 PM
To: Steve Gebeke
Cc: Elisabeth Delk; Tabitha Fiddymment
Subject: FW: New Vista - Neighborhood Meeting Notice

Hi Steve,

Please see the attached voluntary follow-up neighborhood meeting notice. I will be sending the notices out by the end of the week. Please let me know if you have any questions. Thanks.



ATTORNEY AT LAW

Ann M. Pierce
Land Use / Licensing Administration
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite 250
Las Vegas, NV 89113
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: apierce@kcnvlaw.com

Please be advised that information sent to this email address may be read by my assistant.

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