

RECEIVED
CITY CLERK

2007 FEB -5 A 9:16

**RE: GPA-16578; ZON-16580; SDR-16581
CITY COUNCIL MEETING : February 7, 2007
OPPOSED**

2/5/07

Protest

To Whom It May Concern;

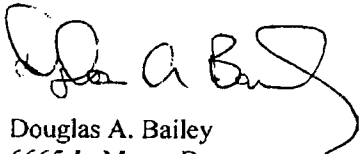
I am strongly opposed to New Vista Ranch's request for a general plan amendment and zoning change. A project of this magnitude does not belong in a rural neighborhood. It is not the least bit compatible with the surrounding neighborhood. My property line is 660' from this development, and my house is in a designated RNP (rural neighborhood preservation) area within unincorporated Clark County. I have also owned my property since the spring of 1988, which is right after New Vista acquired their property from the Gilcrease brothers.

I have never been opposed to the current New Vista community or the population of clients being served, and I am not opposed to New Vista adding more group homes similar to the ones they currently have on the property. I am, however, opposed to having a massive recreation facility that is considerably larger (double the size) than neighborhood recreation centers down the street from my house. Especially since this facility only needs to accommodate approximately 100 residents instead of an entire community. I am also opposed to an apartment complex in a RE/RNP area. It was suggested at a neighborhood meeting that the apartment complex be broken up into group homes and spread out along the property so as to blend with the neighborhood.

Regardless of how it is presented, this is a commercial facility that will increase traffic considerably through employee vehicles, delivery vehicles, visitors, medical personnel, and additional CAT buses. This project needs to be located in an area that is currently zoned for this use instead of being located in a rural neighborhood.

I strongly urge you to vote no on agenda items GPA-16578, ZON-16580, & SDR-16581. Please stick to the master plan and allow those of us, who have put everything into our homes based on the master plan providing us with a RNP area, our rural neighborhood.

Sincerely,



Douglas A. Bailey
6665 Jo Marcy Dr.
Las Vegas, NV 89131

Date 2/5/07 Item 95-97

RE: GPA-16578; ZON-16580; SDR-16581
CITY COUNCIL MEETING : February 7, 2007
OPPOSED

2/5/07

Protest

To Whom It May Concern;

I am opposed to the above items being presented at the City Council meeting on February 7, 2007. This development is not compatible with the surrounding neighborhood. It belongs in an area that is currently zoned for this type of facility and not in a RE neighborhood. I strongly urge you to vote no on agenda items GPA-16578, ZON-16580, & SDR-16581. Thank you for considering my request.

Sincerely,



Lee Perry
6170 Donald Nelson Ave.
Las Vegas, NV 89131

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2007 FEB -5 P 12:58

Date *2/5/07* Item *95-97*

Timothy & Maureen Ryan
6826 Donald Nelson Avenue
Las Vegas, NV 89131

February 6, 2007

Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in our area.

Many of us moved to this area with a plan to outrun the substantial growth of the community. We chose the area because it is quiet and peaceful due to the low population density and lack of commercial entities. We knew this when buying our property years ago after researching the general plan and proposed usage of the area. We moved here knowing that our commute to work, schools, and shopping would be long-with a dividend of a slower, rural lifestyle, and low traffic levels. We would be able to ride our horses on soft shoulders and trails without the hazards of city traffic. Unlike the urban Rainbow Boulevard many mile away, we are living on a small street whose end is visible a few thousand feet in the distance.

We also knew that there was a small facility down the road, next to the orchard, that permitted a few "Special Needs" residents. This facility was called New Vista Ranch. We assumed this was because they had horses and encourage the mentally challenged and other special needs residents and visitors to experience horses and other aspects of the western living experience. This facility was not called "New Vista Assisted Living Apartment Complex and Massive Sports Arena." It was not zoned commercial. It was not improperly zoned Planned Community Development. NO worries, the local government has our backs, right? We still like to believe this is the case.

We do not have a problem with New Vista Ranch remaining a small community of single-family residences. We do however, take issue with it becoming an apartment complex and sports complex. We do not believe that this sort of rezoning should occur in this area or in any other single-family residential neighborhood. We would support any planned efforts New Vista Ranch Inc. would make that did not require the incorrect rezoning of this parcel of land in our neighborhood. You would not want it in your backyard; —Nor do we.

Respectfully,

Timothy and Maureen Ryan



Protest

Submitted after final agenda

Date 2/6/07 Item 95-97

2007 FEB -6 A 11:49

RECEIVED
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Paul & Nancy Szymanski
7725 N. Rainbow Blvd.
Las Vegas, NV 89131
February 5, 2007

RECEIVED
CITY CLERK

2007 FEB -6 A 7:45

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family home residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in this area.

Many of us moved to this area with a plan to outrun the substantial growth of the community. We chose the area because it is quiet and peaceful due to the low population density and lack of commercial entities. We knew this when buying our property years ago after researching the general plan and proposed usage of the area. We moved here knowing that our commute to work, schools and shopping would be long - with a dividend of a slower, rural lifestyle and low traffic levels. We would be able to ride our horses on soft shoulders and trails without the hazards of city traffic. Unlike the urban Rainbow Boulevard many miles away, we are living on a small street whose end is visible a few thousand feet in the distance.

We also knew that there was a small facility down the road, next to the orchard, that permitted a few "Down's Syndrome" afflicted residents. This facility was called New Vista Ranch. We assumed this was because they had horses and encouraged the mentally challenged residents and visitors to experience horses and other aspects of the western living experience. This facility was not called "New Vista Assisted Living Apartment Complex and Massive Sports Arena." It was not zoned commercial. It was not improperly zoned Planned Community Development. No worries, the local government has our backs, right? We still like to believe this is the case.

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Respectfully,

Paul & Nancy Szymanski



protest

RECEIVED
CITY CLERK

2007 FEB -6 A 9:00

TOM & CAROL PAUL
7675 N. RAINBOW BLVD.
LAS VEGAS, NV. 89131
FEBRUARY 05, 2007

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family home residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in this area.

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Respectfully,

Carol L. Paul
Thomas S. Paul

Protest

RECEIVED
CITY CLERK

2007 FEB -6 P 1:57

KAREN VAZQUEZ
7840 GARENINE ST.
Las Vegas, NV 89131
February 5, 2007

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

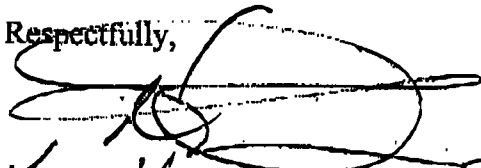
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Respectfully,


Karen Vazquez

Protest

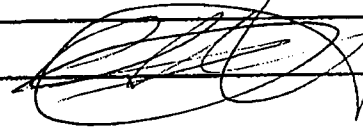
DATE: Feb. 07th 2007

NAME:

Mario A. Vicchillo Jr
6800 Whispering Sands Ave
L.V. NV 89131

I am writing this letter to you in opposition of New Vista Ranch on Rainbow Item #95. In the past 6 months they made changes in there plans from what the agree upon, changed meeting dates with one day notice & seem to have had agenda change. They miss lead the rural neighborhood in which we live.

Thank you

Mario & Donna
Vicchillo

702-210-7967

RECEIVED
CITY CLERK

2007 FEB -7 P 1:47

Protest

Date 2/7/07 Item #95-97

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

January 29, 2007

Submitted at City Council
Date 2/7/2007 Item 95-97

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- E. Floor Plan – Community/Recreation Center
- F. Multi-Use Transportation Trail Street Section
- G. Transportation Plan and Traffic Impact Analysis
- H. Preliminary Drainage Analysis
- I. Color & Material Board

RECITALS:

A. New Vista Community (“New Vista”) owns that certain real property located within the City of Las Vegas and described and shown on **Exhibit “A”** attached hereto (hereinafter “Property” or “Site”) containing approximately fifteen net acres of land.

B. Pursuant to Las Vegas Municipal Code 19.06.050 and in conjunction with the Planned Development District as set forth in that code, a “master development plan for the entire site” is to be provided which identifies, “with respect to a PD District development, the proposed location and size of the development parcels, land uses and zoning designations, transportation plans and a traffic impact analysis; open space, community facilities and amenity plans; and the applicable development regulations and design standards.”

C. New Vista has applied for PD zoning on the Site and this document is submitted in accordance with the requirements of Las Vegas Municipal Code 19.06.050 (D) (2).

1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards and 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 Drive and Rainbow Boulevard in the City of Las Vegas. The Property is zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). (See **Exhibit “B”**). New Vista has applied for and is seeking to secure PD zoning (Planned Development) with a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development (PD) District 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 the PD District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the Property is 15.05 net acres.

3.0 New Vista Planned Development

3.1 History and Background

New Vista was started back in the mid 1980's to provide for the needs of intellectually challenged adults. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) so that they might learn to live and work independently and ultimately and

hopefully be integrated into the general community. In the late 1980's, New Vista was given approximately 15 acres by the Gilcrease family in what was then Clark County, Nevada. To date, with volunteer work and donations, four "ranch houses" have been built on the Property. Each "ranch house" provides six adult residents with room and board and the supervision of a non-handicapped caretaker couple. New Vista has evolved to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population and to provide necessary and appropriate amenities for them.

3.2 Project Designation

Initially, the Property was zoned RE with the proper use permits in unincorporated Clark County. When the land was annexed into the City of Las Vegas, the zoning/general plan designation was U/DR. To achieve the goals and uses of New Vista, a zoning/general plan designation of PD/PCD is to be secured.

3.3 Site Boundary

The boundaries of the Property, for which these guidelines are written, are described in **Exhibit "C"**.

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'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.

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

To achieve these goals, the following uses are planned:

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
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/aerobics

The new facilities are for the use of New Vista, its members² and its residents and are not open to the general public. (However, those facilities set forth in paragraph 7, above, may be open for use by other licensed non-profit groups or organizations if and to the extent such use does not conflict with the use of the facilities by New Vista). The new facility shall not have retail sales and the intention of the "Mini-business/craft studios" is to encourage the development of the residents' skills so that they might start businesses in other offsite 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 3085 South Valley View).

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

3.5 Special Events

New Vista, 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 onsite 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 offsite)

3.6 Future Expansions or Alterations

Any change in use of the Property, the addition of any buildings on the Property or any other significant revision to the site plan as approved by the City Council shall be subject to a subsequent 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 also 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 Heights and Setbacks

In accordance with the site plan, elevations and floor plans as submitted to the City of Las Vegas, (See **Exhibits "C", "D" and "E"**) the maximum height of the Recreation/ Community Building shall be 35 feet. Portions of the building fronting Rainbow Boulevard shall have a maximum height of 29 feet. The craft studios shall be limited to one-story in height with a maximum height of 24 feet. The main building on the Property, being the Recreation/Community Building, shall be set back: a) a minimum of 140 feet from the right-of-way of Grand Teton; b) a minimum of 70 feet from the right-of-way of Rainbow Boulevard; and c) a minimum of 90 feet from the Gilcrease Orchard. The craft studios shall be setback: a) a minimum of 20 feet from the Grand Teton right-of-way; b) a minimum of 70 feet from the Rainbow Boulevard right-of-way; and c) a minimum of 60 feet from the Gilcrease Orchard.

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.

4.4 Parking, Driveways and Circulation

1. Parking required

In accordance with the site plan as submitted to the City of Las Vegas, the north parking lot shall provide 123 of the total number of parking spaces required for the Site in accordance with the City of Las Vegas Zoning Code Title 19; and this north parking lot shall be paved, striped and landscaped in accordance with the City Code. Additionally, there shall be 20 City standard parking spaces provided at the existing ranchhouses. The south lot shall provide 200 more parking spaces representing the balance of the parking required for the Site. This south lot is considered overflow/special event parking and shall be graded and graveled³ as depicted in the site plan. Primary access to the Site shall be on Grand Teton Drive. Access to and from the south lot will be on Rainbow Boulevard and will be a non-standard 24 foot wide gravel drive. This drive will be gated. Gates will be closed except for parking for the existing ranchhouses, during special events or to allow the ingress and egress of emergency vehicles.

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.

4.5 Signage

1. Temporary Signage

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

2. Site Signage

³ Landscape gravel shall be type 2 gravel as approved by the City of Las Vegas planning staff.

Monument signage giving the New Vista name and address shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs shall be located at three locations onsite: at the two entrances and on either the northeast or southeast corner of the Property, at New Vista's discretion. Each monument sign is to be a maximum of 120 square feet in area, a maximum of 6 feet high and, if illuminated, shall be back lit only.

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 Title 19.

4.8 Streetscape

1. Grand Teton Drive street frontages to be as per **Exhibit "F"**, "Multi-use Transportation Trail" as adopted by the City of Las Vegas, January 16, 2002.
2. Rainbow Boulevard street frontage per "rural standards" north of Phase Line –
(see section 4.10 below for description of Phase Line). "Rural standards" shall be that sidewalk and streetlights be deferred provided that all needed underground infrastructure for future street lighting be constructed.
3. Rainbow Boulevard street frontage south of Phase Line to be left undeveloped
(see section 4.10 below for further discussion)

Alternatively, all monies in lieu of streetlighting and undeveloped improvements shall be contributed to the City if allowed by the City Engineer

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 "G"** for the Traffic Impact Analysis. The Site is not expected to generate a significant amount to traffic to the surrounding roadways. New Vista shall participate in any future SID as shall be required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

A Regional Flood Control drainage structure shall be constructed on the west side of the Site (see **Exhibit “H”** for the Preliminary Drainage Analysis). This structure must conduct floodwaters from its north end and tie into a future storm water system planned for Rainbow Boulevard at its south terminus. Presently, the City has plans to fully construct Rainbow Boulevard and its storm water system as a part of a future Special Improvement District. Estimates on the delivery date are in the range of 2016. In the interim, New Vista’s civil engineers are proposing that a phase line be set 400’ to the north of Whispering Sands Drive (see site plan). North of this phase line, Rainbow Boulevard is to be developed to rural street frontage standards

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 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 building height for any building on the Site shall not exceed 35 feet.
2. The maximum building height for those portions of buildings fronting on Rainbow Boulevard shall not exceed 29 feet.
3. The maximum building height for the crafts studios shall not exceed 24 feet.

5.4 Mechanical Equipment/Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the buildings. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be

horizontally screened from the elevated sight lines. On low rise buildings mechanical equipment shall be screened from side views and views from above.

5.5 Building Materials and Finishes

1. Exterior Walls: Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2. Glazing: Green reflective (22% max. reflectivity)/tinted glass
3. Roofing: Existing sloped roofs are to remain as is
New sloped roofs to be concrete tile
New flat roof 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. Onsite lighting shall not shine on offsite properties.
3. There shall be street lighting provided only on Grand Teton Drive (if permitted by the City of Las Vegas there shall be no street lighting provided on Rainbow Boulevard)
4. Area illumination poles for the parking lot shall be a maximum of 20 feet in height and shall be downcast 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 shrubs shall be incorporated into the design so as to minimize to every extent reasonably possible any light pollution that might reach on the north side of Grand Teton Drive 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 **Exhibit "I"**)

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 obligations hereunder and such assignment or

transfer shall be subject to all of 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, ZON-16580 and SDR-16581.

7.0 Modification of Master Development Plan and Development Standards

This document may be modified only in accordance with the provisions of Las Vegas Municipal Code 19.060.050 (G)

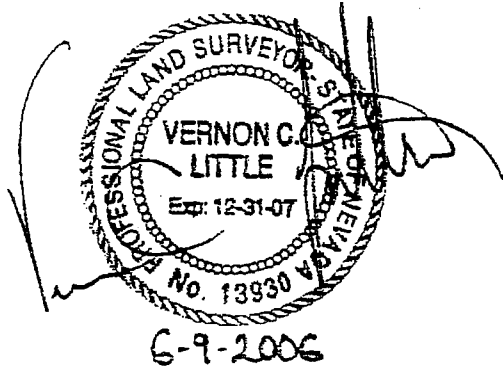
8.0 Exhibits

- A. Legal Description
- B. Land Use Map
- C. Site Plan
- D. Exterior Elevations – Assisted Living Apartments/Community/Recreation Center
- E. Floor Plan – Community/Recreation Center
- F. Multi-Use Transportation Trail Street Section
- G. Transportation Plan and Traffic Impact Analysis
- H. Preliminary Drainage Analysis
- I. Color & Material Board

Exhibit 6.10



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W.O. 6730
JUNE 9, 2006
BY: 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.

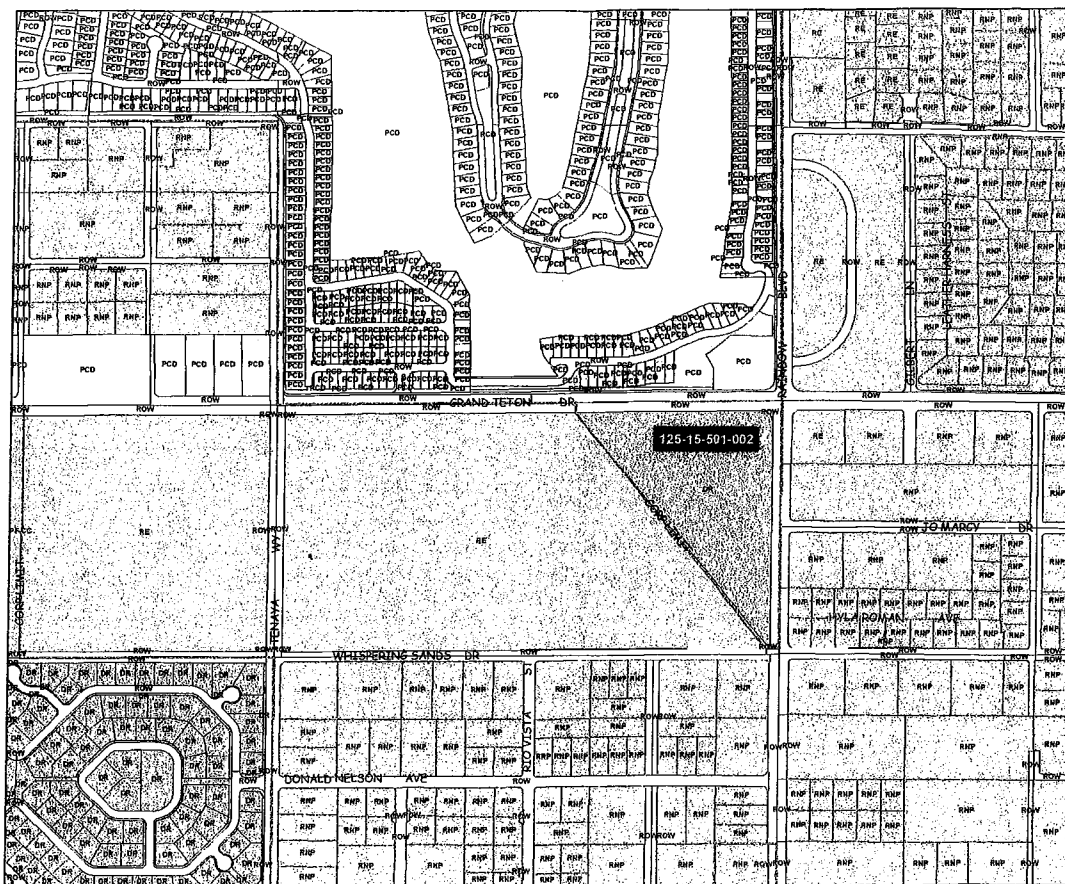
W.O.6730
JUNE 9, 2006
PAGE 2 OF 3

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)



Future Land Use Map

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

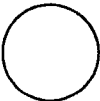
Map Printed: June 1, 2006



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



SCALE: 1" = 60'-0"



REVISIONS	
1	REVISED

3811 W. QUINCY ROAD #101 LAS VEGAS, NV 89118 (702) 736-4493
joni dani architectural



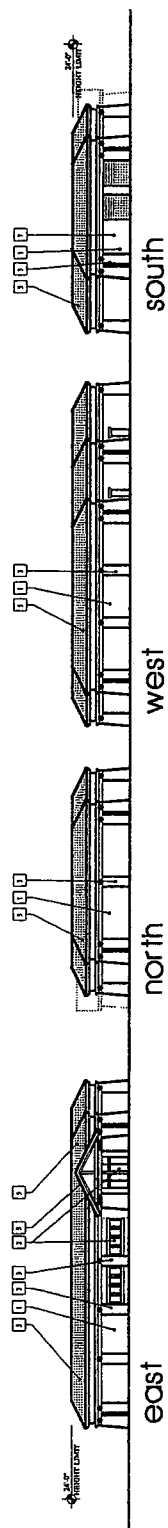
City of Las Vegas
Assisted Living Residential Units/
Community & Recreational Center
Nevada

date	_____
proj. no.	_____
drawn by	_____
checked by	_____

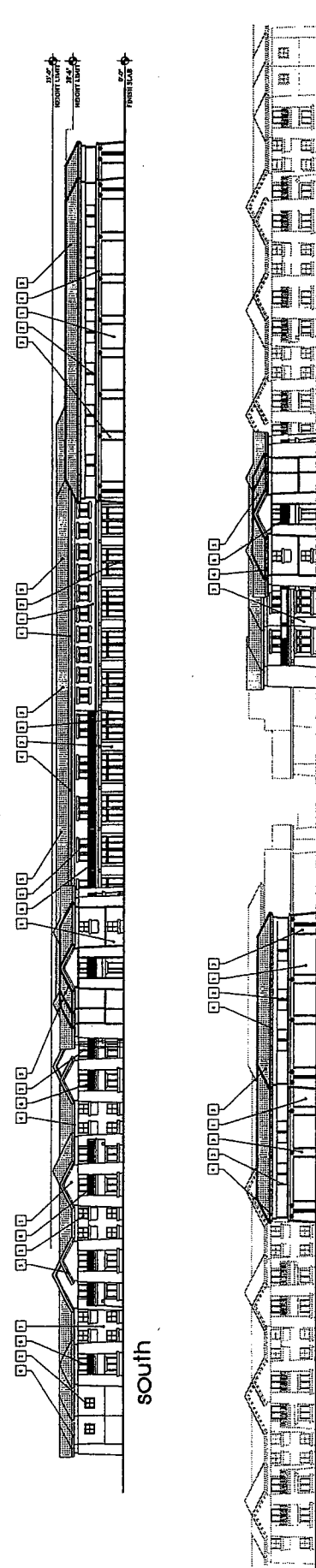
Sheet no. A3

KEYNOTES

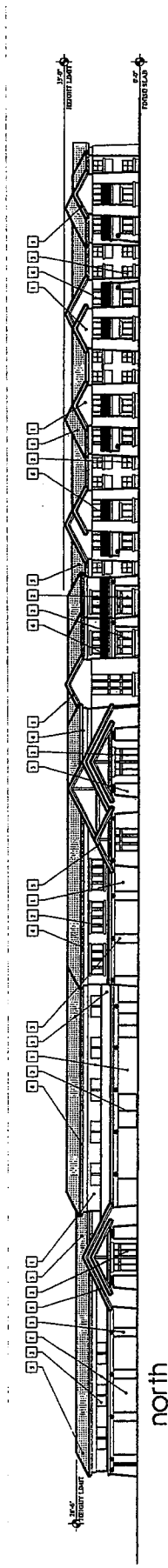
#	description
1	INTERIOR FINISHES SYSTEMS/OPERATIONS AND 2X PAINTING
2	ALUMINUM EXTERIOR DOOR ON WINDOW
3	CUSTOMER SYSTEMS
4	STANDARD TUBS
5	STANDARD 24" X 24" METAL ROOF
6	RECREATION METAL BUILDING
7	WALL-UP METAL DOOR



MiniBusiness Workshops



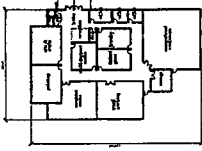
Community/Recreation Building & Assisted Living



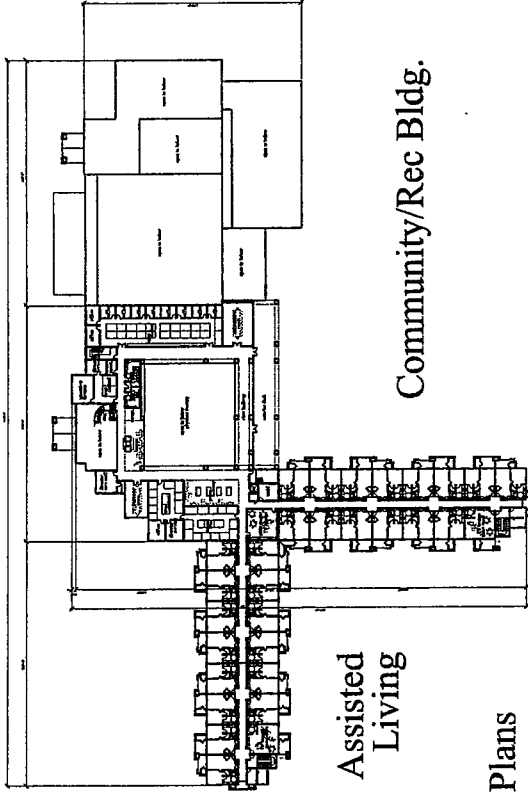
Community/Recreation Building & Assisted Living

ELEVATIONS

SCALE: 1" = 20'-0"



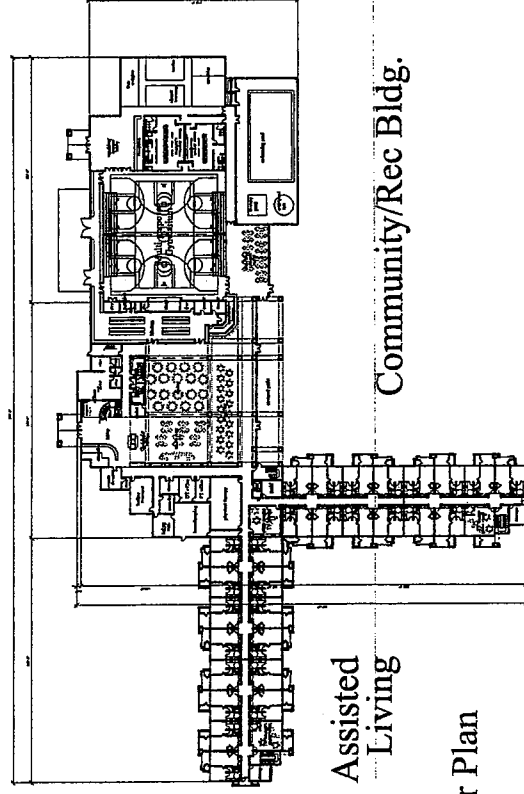
MiniBusiness
Workshops



Assisted
Living

Community/Rec Bldg.

1st Floor Plans



Assisted
Living

Community/Rec Bldg.

2nd Floor Plan

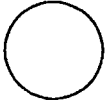
1 FLOOR PLANS

SCALE: 1" = 40'-0"

Area Summary

AL: ASSISTED LIVING APARTMENTS (56 UNITS)	49,912 S.F.
WB: CRAFTS STUDIOS/ MiniBusiness Workshops	10,582 S.F.
1st FLOOR COMMUNITY/REC CENTER	
A: LOBBY/RECEPTION/DINING MULTI-PURPOSE/BREAKFAST	15,583 S.F.
B: PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES	5,493 S.F.
C: KITCHEN	4,742 S.F.
D: MULTI-PURPOSE GYMNASIUM	9,930 S.F.
E: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	19,269 S.F.
SUBTOTAL:	55,017 S.F.
2nd FLOOR COMMUNITY/REC CENTER	
F: NURSING/CARE STAFF OFFICES	5,823 S.F.
G: CORPORATE OFFICES	10,786 S.F.
SUBTOTAL:	16,609 S.F.

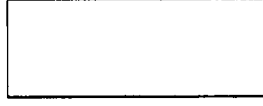
COMMUNITY/REC CENTER BLDG. TOTAL: 71,626 S.F.
GRAND TOTAL NEW BUILDING AREA: 132,120 S.F.



REVISIONS

John Burke Architects
3471 W. QUINCY RD., 4001 L.A.S. VEGAS, NV 89118 (702) 876-4840

John Burke Architects
3471 W. QUINCY RD., 4001 L.A.S. VEGAS, NV 89118 (702) 876-4840



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

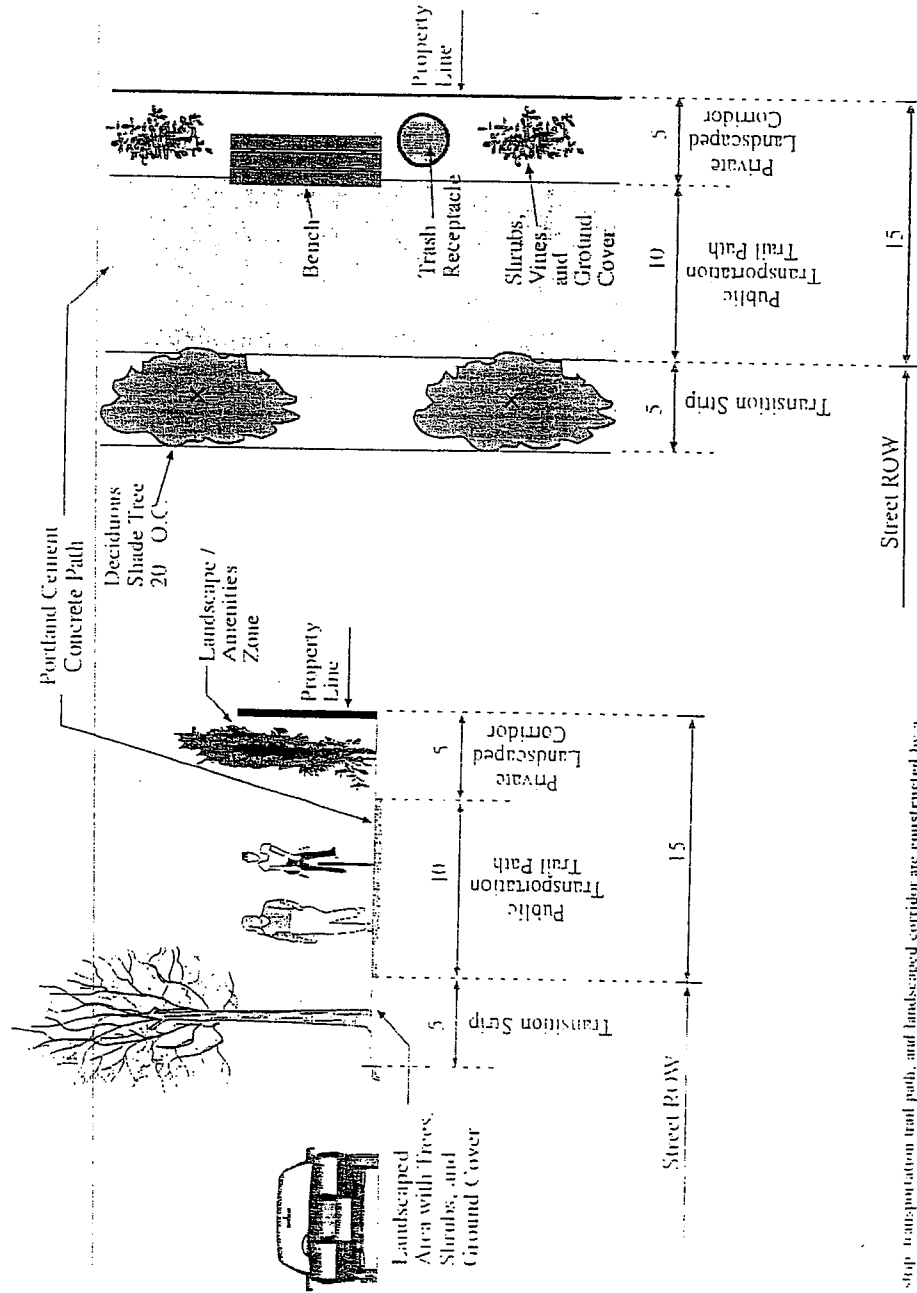
date
proj. no.
dwg. by
ckd. by

sheet no.
A2

Exhibit I

Multi-Use Transportation Trail

Adopted January 16, 2002



Notes:

The transition strip, transportation trail path, and landscaped corridor are constructed by a developer. The landscaped corridor is established as a common lot and owned by an adjacent property owner or homeowners association; the transportation trail path is decided by the City; the transition strip, transportation trail path, and landscaped corridor are maintained by an adjacent homeowners association.

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	9	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.

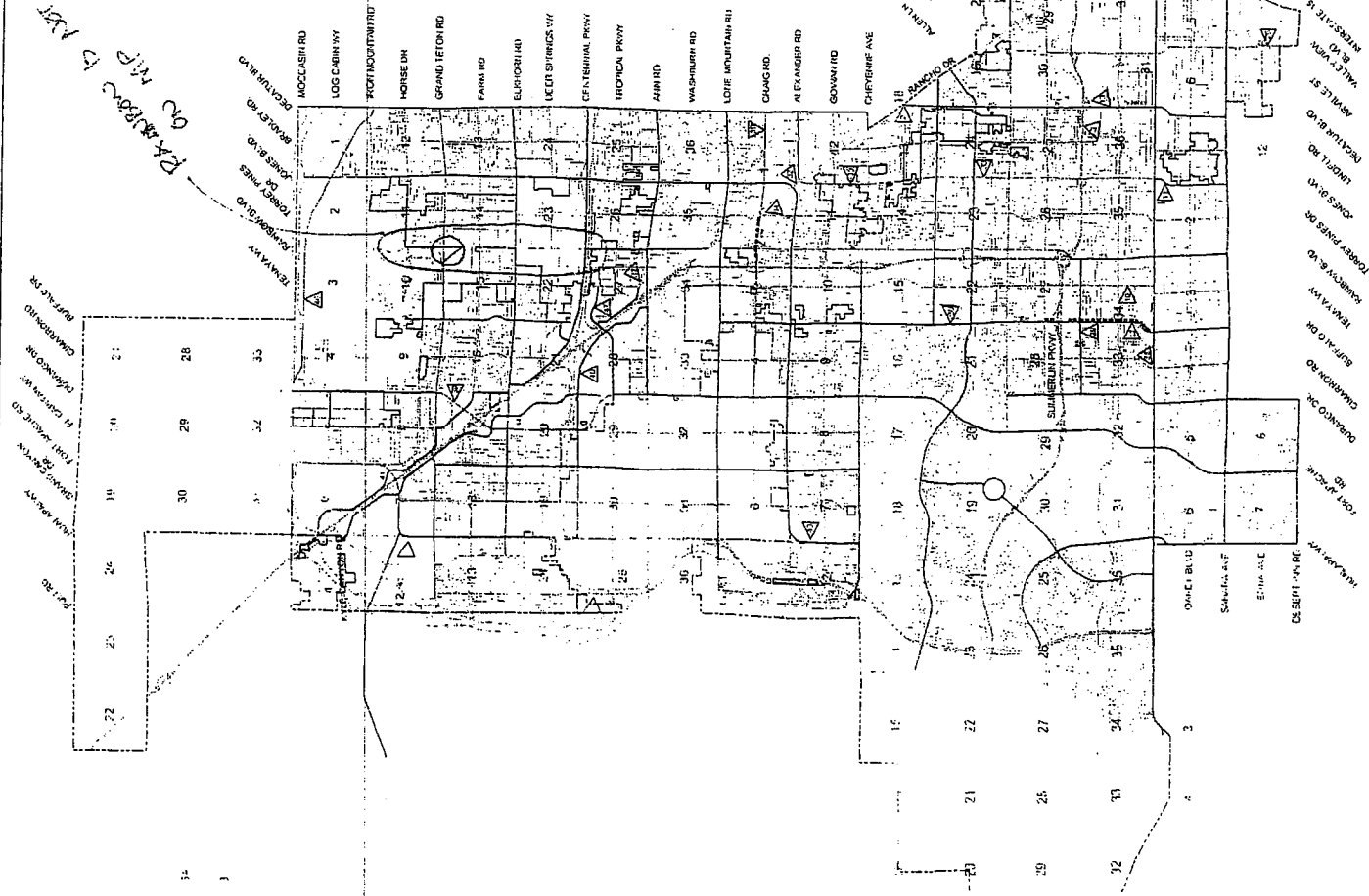
City of Las Vegas

Master Plan of Streets and Highways

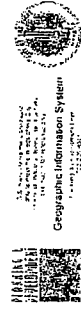
Revised: July 5, 2001 MSH-0001-02
 Revised: September 5, 2001 MSH-0002-01
 Revised: September 19, 2001 MSH-0003-01
 Revised: September 18, 2002 MSH-0004-02
 Revised: September 18, 2002 MSH-0005-02
 Revised: October 02, 2002 MSH-0006-02
 Revised: October 16, 2002 MSH-0007-02
 Revised: May 07, 2003 MSH-1852
 Revised: February 18, 2004 MSH-3453
 Revised: June 16, 2004 MSH-4187
 Revised: October 05, 2005 MSH-8232
 Revised: February 18, 2006 MSH-8656
 Revised: April 19, 2006 MSH-11632
 Revised: July 19, 2006 MSH-13365
 Revised: October 04, 2006 MSH-13509

Street Classification

- ~ Parkway Arterial (125 ft.)
- ~ Parkway Arterial (120 ft.)
- ~ Primary Arterial (100 ft.)
- ~ Primary Arterial (90 ft.)
- ~ Primary Arterial with Limited Access (flyover)
- ~ Secondary Collector (80 ft.)
- ~ Frontage Streets (70 ft.)
- ~ Freeway - Expressway
- ~ Freeway - Expressway (alternative alignment)
- ~ Special Design with Flood Control
- ~ Special Design Road



SOURCE: City of Las Vegas - Public Works



Revised: October 11, 2006

December 18, 2006
W.O.# 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

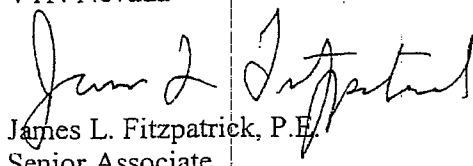
Mr. Burke:

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.

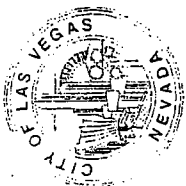
An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions. In addition, this berm will provide protection for the interim "event overflow" parking area in the southern portion of 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 to 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.



NORTHWEST NEIGHBORHOOD STUDY PHASE 2

LEGEND

SUB-BASIN BOUNDARY

FLOW ARROW

10-YEAR STREET FLOW
10-YEAR FACILITY FLOW
100-YEAR FACILITY FLOW
FLOWS BTU-53

BWIS: Basin ID
(13/551) Contributing flow
10-year / 100-year
from the basin (cfs)

PHOTO DATE: SEPTEMBER 1998

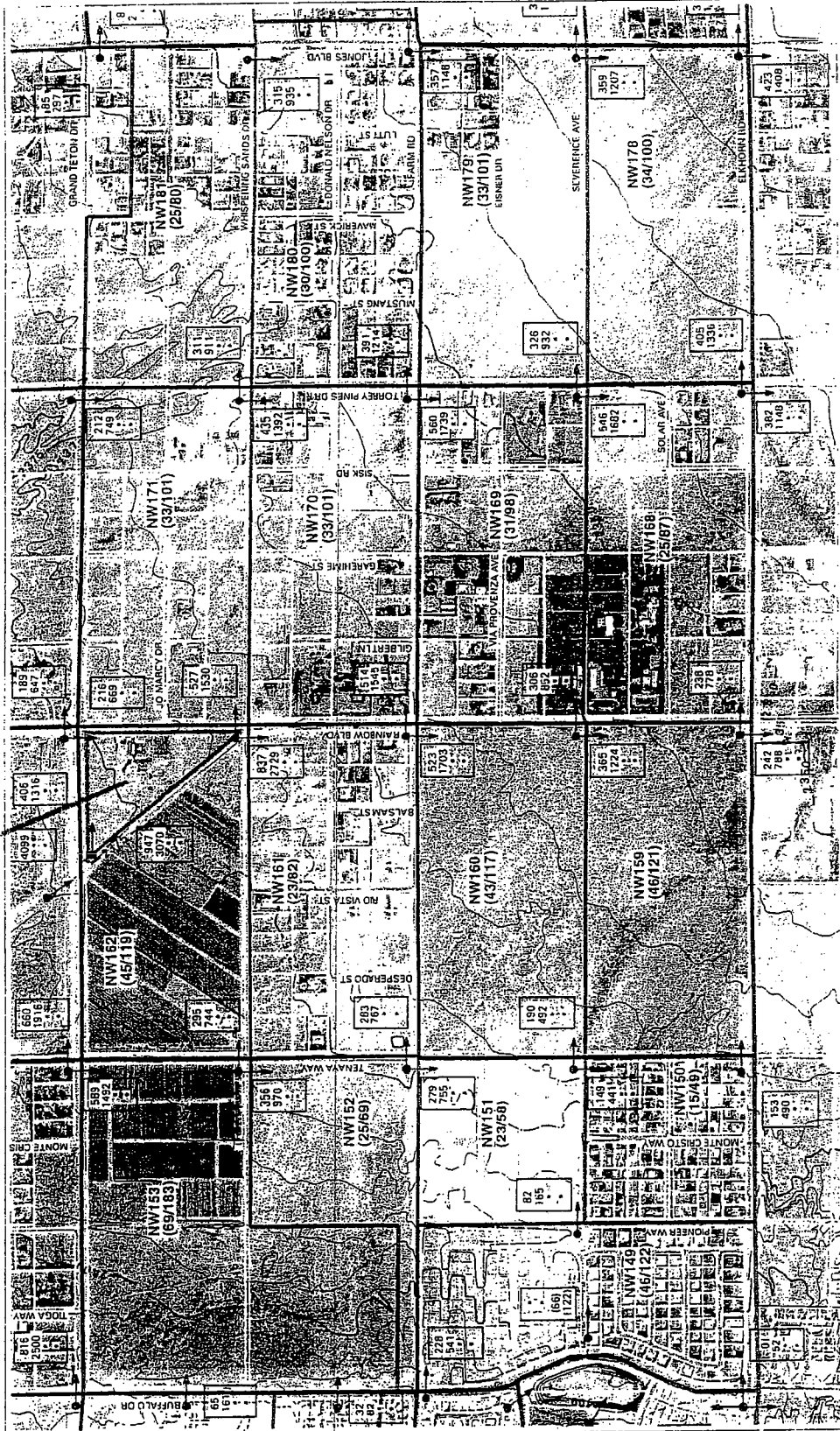
FIGURE 1-13

EXISTING DRAINAGE CONDITIONS



City of Las Vegas, Nevada
Department of Public Works
Planning and Engineering
100 N. 3rd Ave., Suite 200
Las Vegas, NV 89101

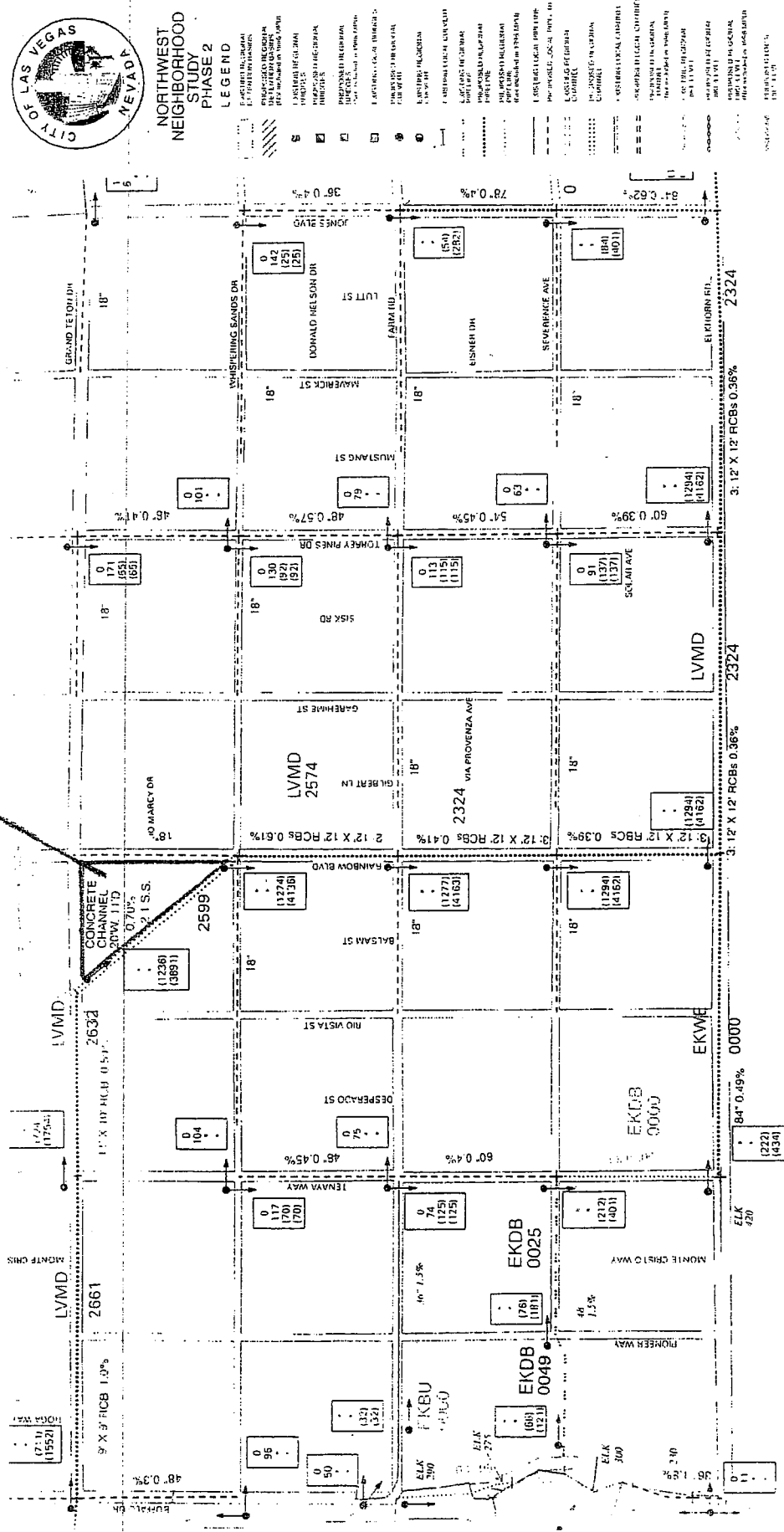
12 MAY 1999



NOTE:
Existing conditions are based on future
CN values with only existing local and
CCRFCD facilities in place

SCALE: 1" = 100' FEET
INCHES

New Vista Ranch

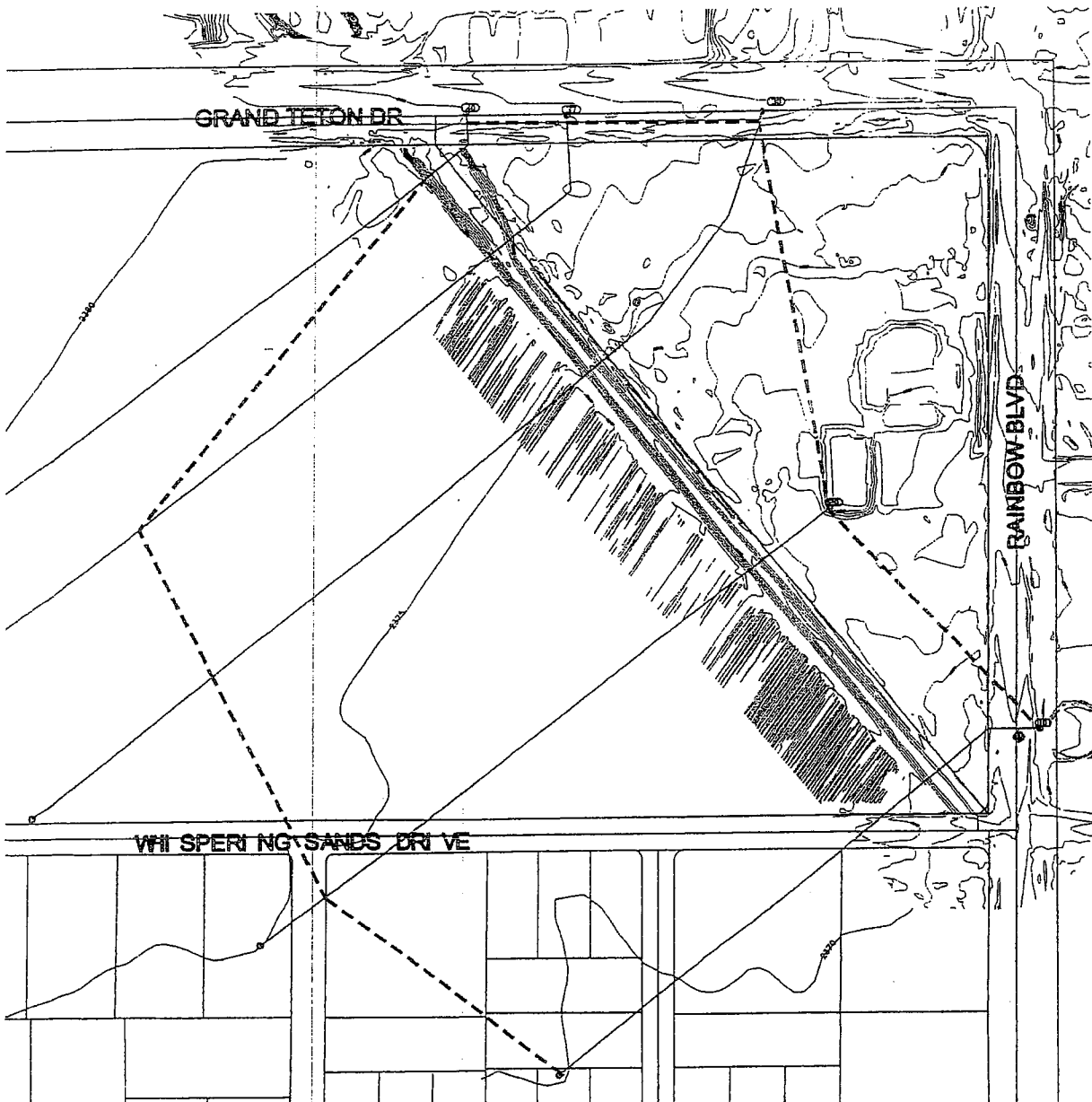


NOTE:
 Ultimate drainage conditions are based on future CN values with all flood control facilities in place.
 Regional facility identifiers were established based on the methodology used in the '1996 Clark County Regional Flood Control Master Plan Update for the Las Vegas Valley'.
 All regional facilities proposed in the '1996 Clark County Regional Flood Control Master Plan Update for the Las Vegas Valley' have been resized based on the flows developed in this study. In addition, many of these facilities have been changed from channels to reinforced concrete box culverts.

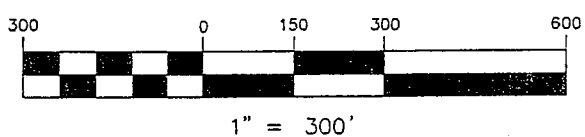
NOTE:
 FLOW ARROW
 10-YEAR STREET FLOW
 100-YEAR STREET FLOW
 10-YEAR FACILITY FLOW
 100-YEAR FACILITY FLOW
 (FLOWS IN CFS)



FIGURE F-13



GRAPHIC SCALE

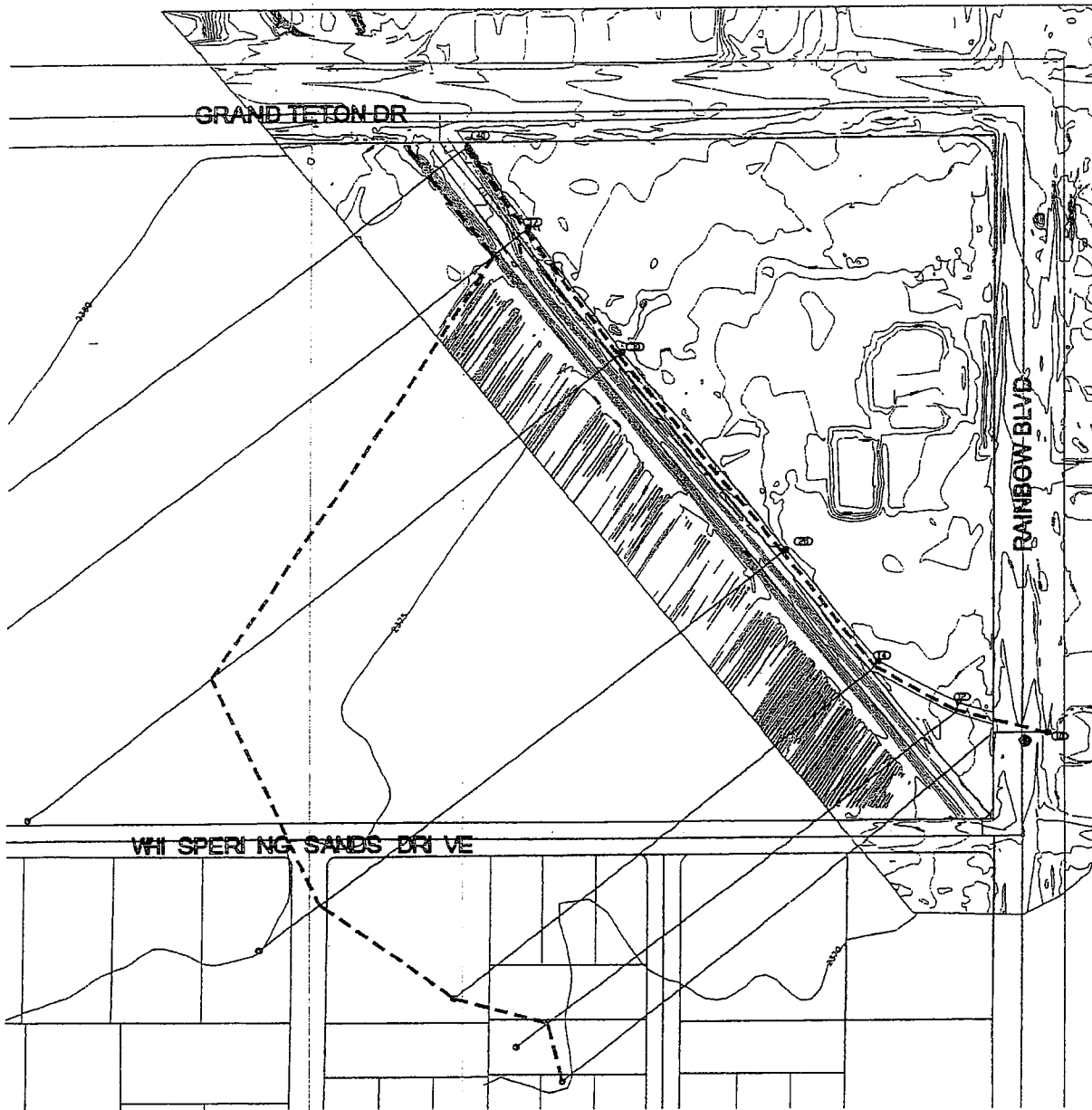


VTN nevada
 2727 S. RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89146-5148

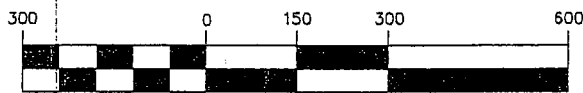
NEW VISTA RANCH

EXHIBIT ECFP

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

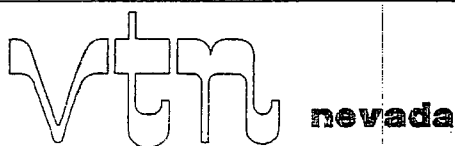


GRAPHIC SCALE



1" = 300'

NORTH

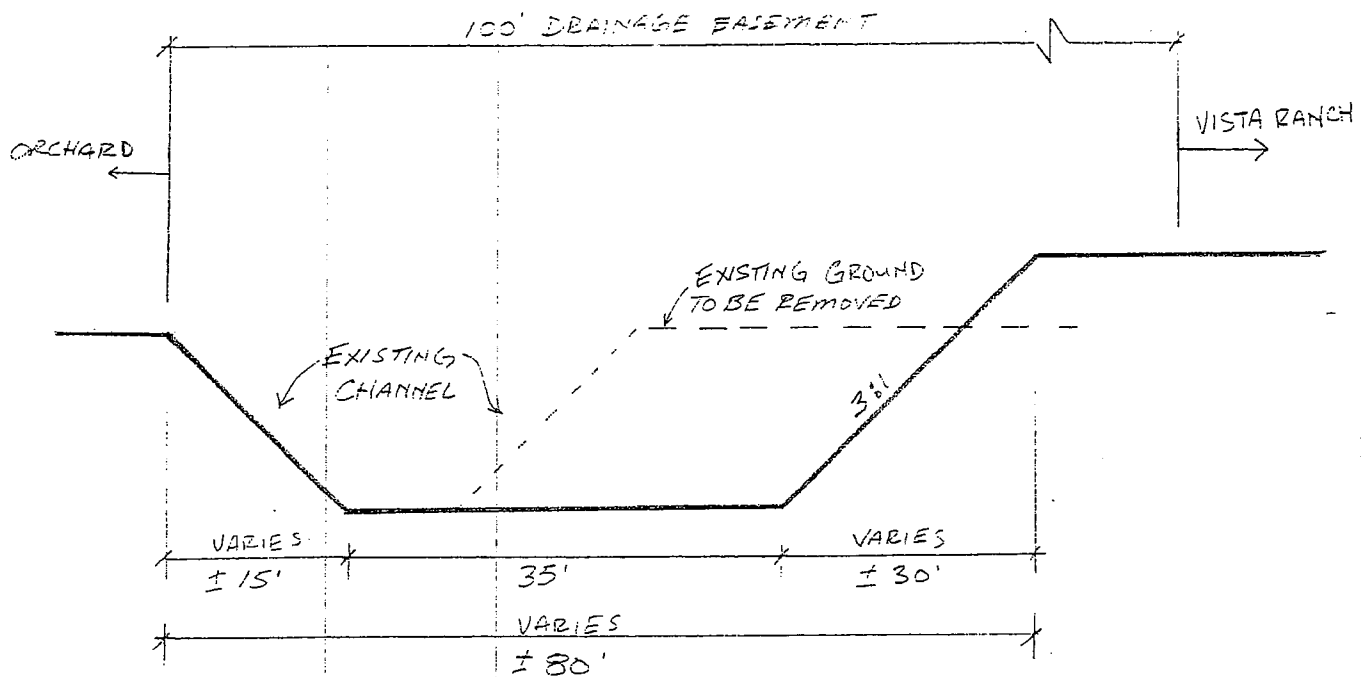


2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

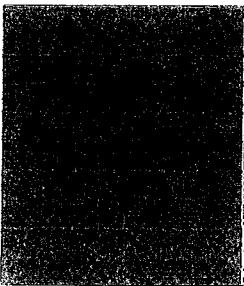
NEW VISTA RANCH

EXHIBIT FCFP

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	VERT. N/A
W.O. NO.	6730
DRAWN BY:	NDH
DATE:	DEC 2006
SHEET	OF

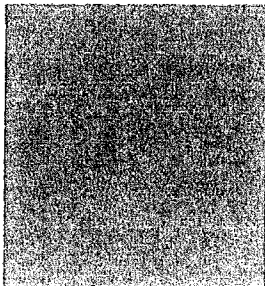


INTERIM CHANNEL



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