



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16581** APN: 125-15-501-002
Name of Property Owner: NEW VISTA RANCH, INC.
Name of Applicant: JOHN DAVID BURKE ARCHITECT

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: SAMUEL HUNNAM, PLANNING COMMISSIONER

Partner(s): JOHN DAVID BURKE, BAD INVESTMENTS, LLC

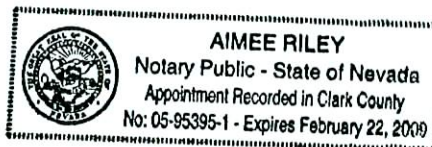
APN: 162-32-202-009

Signature of Property Owner: JOHN DAVID BURKE, MANAGING PARTNER
Print Name: BAD INVESTMENTS, LLC

Subscribed and sworn before me

This 6th day of September, 2006

Aimee R
Notary Public in and for said County and State



#	description
1	8" x 8" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 18" DIA. TRASH CANS WITH STAMPED METAL BACKING AND LIFT FUL LOOPS & LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	STORMWALK CURB & GUTTER
5	4" CONCRETE STORMWALK W/WOODGALT FINISH
6	FLUSH OUT STORMWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 8' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 25' LOADING ZONE

KEYNOTES	
1	8" x 8" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 18" DIA. TRASH CANS WITH STAMPED METAL BACKING AND LIFT FUL LOOPS & LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	STORMWALK CURB & GUTTER
5	4" CONCRETE STORMWALK W/WOODGALT FINISH
6	FLUSH OUT STORMWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 8' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 25' LOADING ZONE

PROJECT DATA

EXISTING ZONING: GP-DMU ZONING
REQUIRED ZONING: GP-LPD ZONING
EXISTING USE: RESIDENTIAL HOUSING
PROPOSED USE: ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

AREA
TOTAL LIVING APARTMENTS: 450
TOTAL COMMUNITY RECREATION: 10,000 S.F.
TOTAL BUSINESS/WORKSHOP: 10,000 S.F.
TOTAL BUILDING AREA: 14,000 S.F.

PARKING SUMMARY:

SENSE CITIZENSHIP: 100
TOTAL GUESTS: 100
TOTAL BUSINESS/WORKSHOP: 100
TOTAL PARKING REQUIRED: 450

313 SPACES
(243 STANDARD SPACES)
(70 NONSTANDARD SPACES)

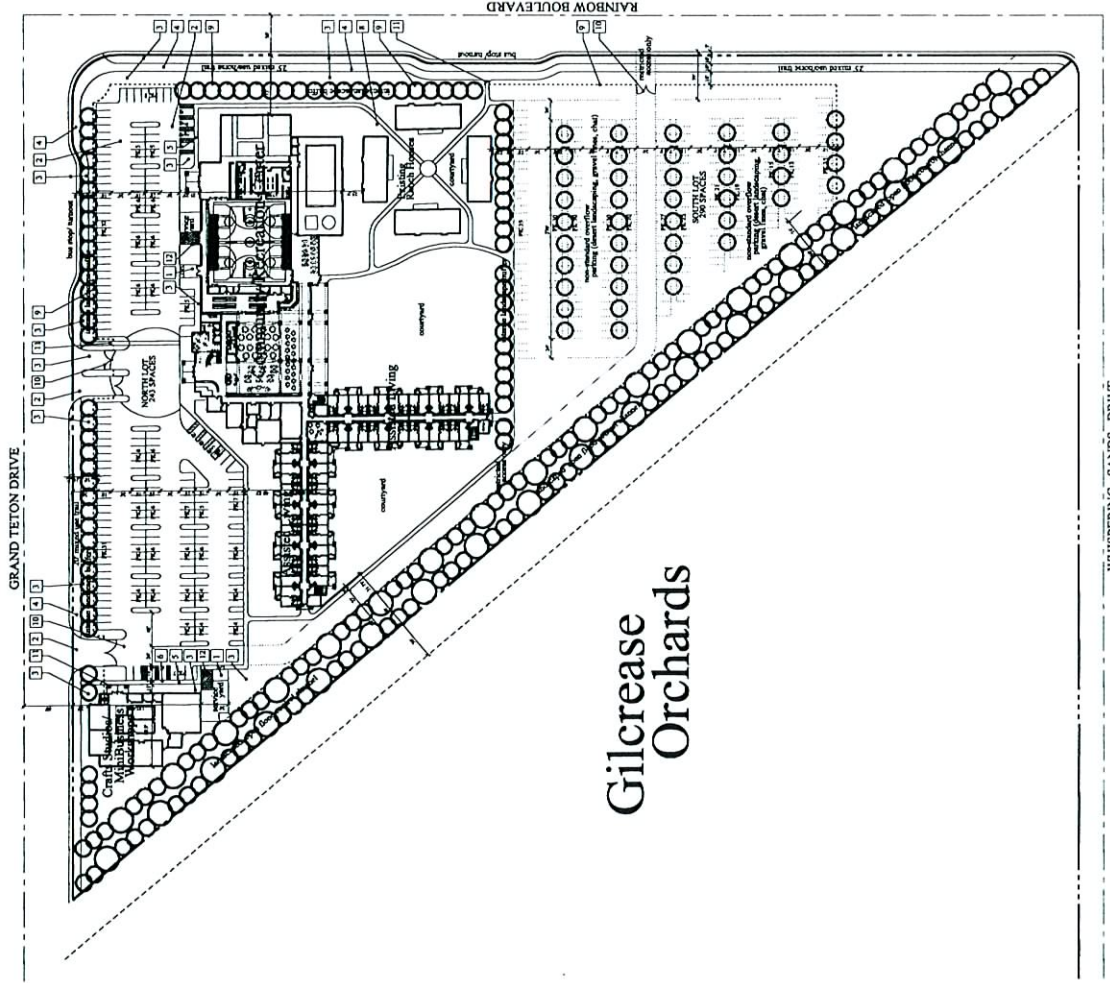
TOTAL SITE AREA: 655,314 S.F. (15.89 A.C.) - net

BUILDING FOOTPRINT: 190,249 S.F.

BUILDING COVERAGE: 15.9%

APN: 125-155-01-002

LOCATION



Gilcrease Orchards

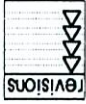
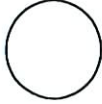
1 CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 60'-0"

RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC

REVISED

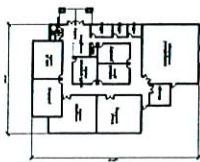


jon burke, architect
1011 W. OCEANO RD. #101 LAS VEGAS, NV 89118 (702) 761-4163

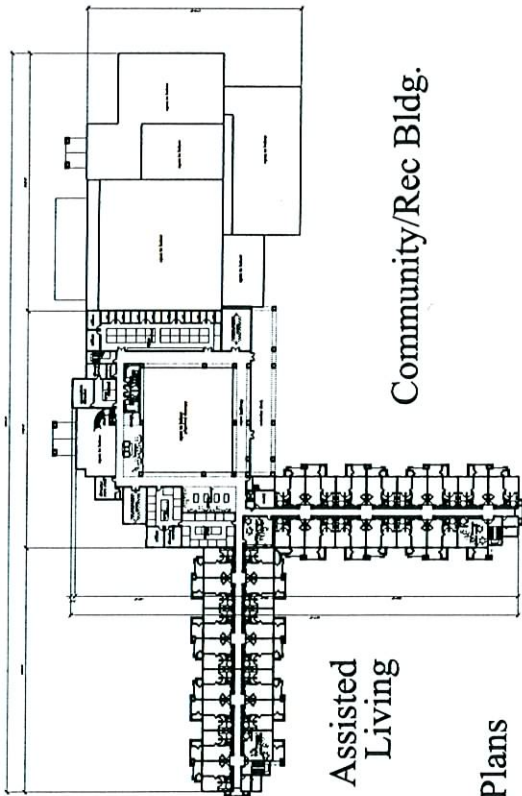
New Vista Community
Assisted Living Residential Unit
Community & Recreational Center
Nevada
City of Las Vegas

date: 10/26/06
proj. no.: 16581
dwg. by: [blank]
chkd. by: [blank]

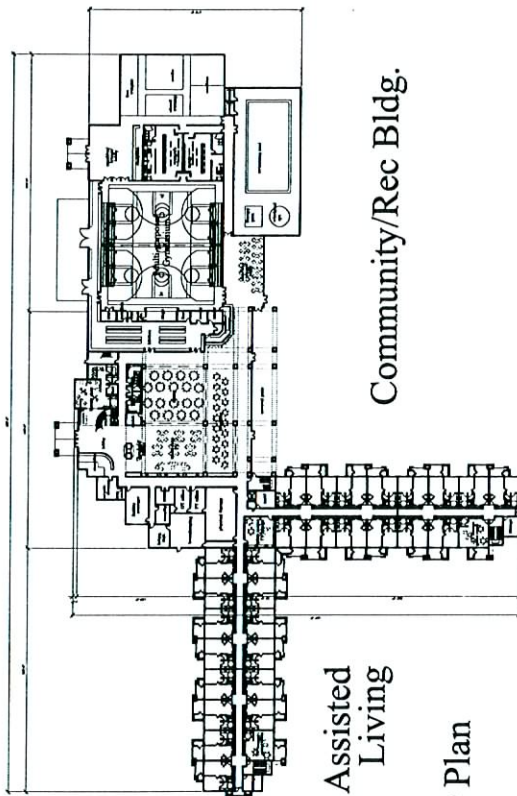
sheet no.: A1



MiniBusiness
Workshops



1st Floor Plans



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
14,429 S.F.
B: BEAUTY SALON
1,154 S.F.
C: PHYSICAL THERAPY/OT/
HOUSEKEEPING/OFFICES
5,493 S.F.
D: KITCHEN
4,742 S.F.
E: MULTI-PURPOSE GYMNASIUM
10,796 S.F.
F: POOL/FITNESS/LOCKER ROOMS
SNACK BAR/LOBBIES
19,876 S.F.

SUBTOTAL: 56,490 S.F.

2nd FLOOR COMMUNITY/REC CENTER

G: NURSING/CARE STAFF OFFICES
5,823 S.F.
H: CORPORATE OFFICES
10,786 S.F.

SUBTOTAL: 16,609 S.F.

COMMUNITY/REC CENTER BLDG. TOTAL: 73,099 S.F.

GRAND TOTAL NEW BUILDING AREA: 133,593 S.F.

Assisted
Living

Community/Rec Bldg.

RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC
REVISED

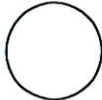
sheet no. A2

date 11/16/06
proj. no. 16581
chkd. by

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

JOHN BURCH, ARCHITECT
401 W. GOURT RD. #301 LAS VEGAS, NV 89118 (702) 496-4493

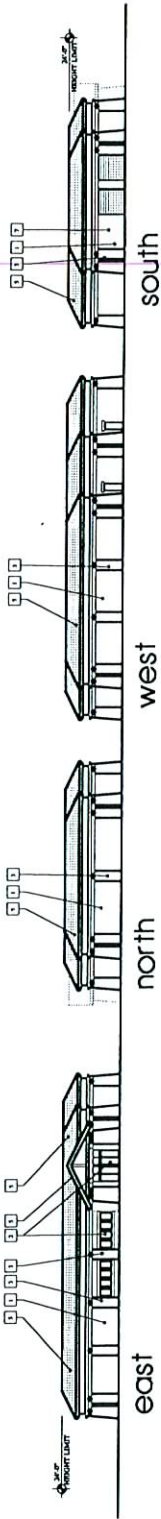
REVISIONS



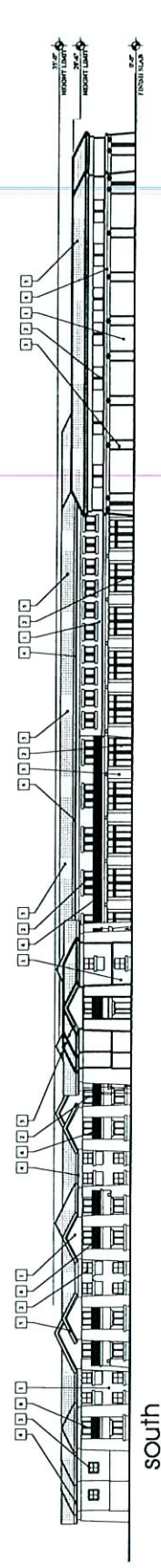
KEYNOTES

#	description
1	SYNTHETIC STUCCO FINISH SYSTEM OBSERVATION AND 3X PANORAS
2	ALUMINUM STORMDOOR DOOR ON WINDOW
3	CULTURED STONE VENEER
4	STUCCO FINISH
5	EXPANDING STEAM METAL ROOF
6	DECORATIVE METAL BALCONY
7	ROLLUP METAL DOOR

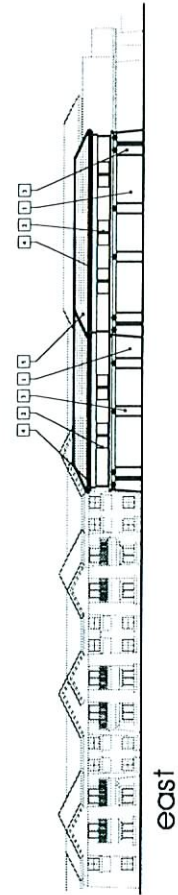
REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



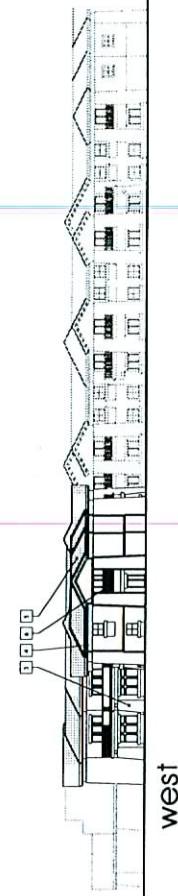
MiniBusiness Workshops



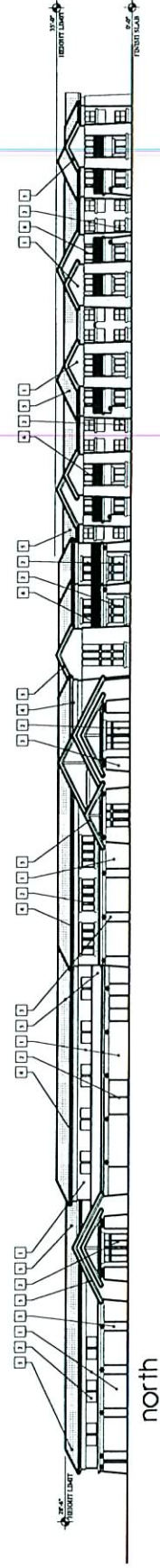
south



east



west



north

Community/Recreation Building & Assisted Living

RECEIVED

GPA-16578 ZON-16580 OCT 30 2006

SDR-16581 11/16/06 PC

ELEVATIONS

SCALE: 1" = 20'-0"

1

REVISED

Sheet no. A3

date 12/06/06
proj. no. 120613
chkd. by
dwn. by

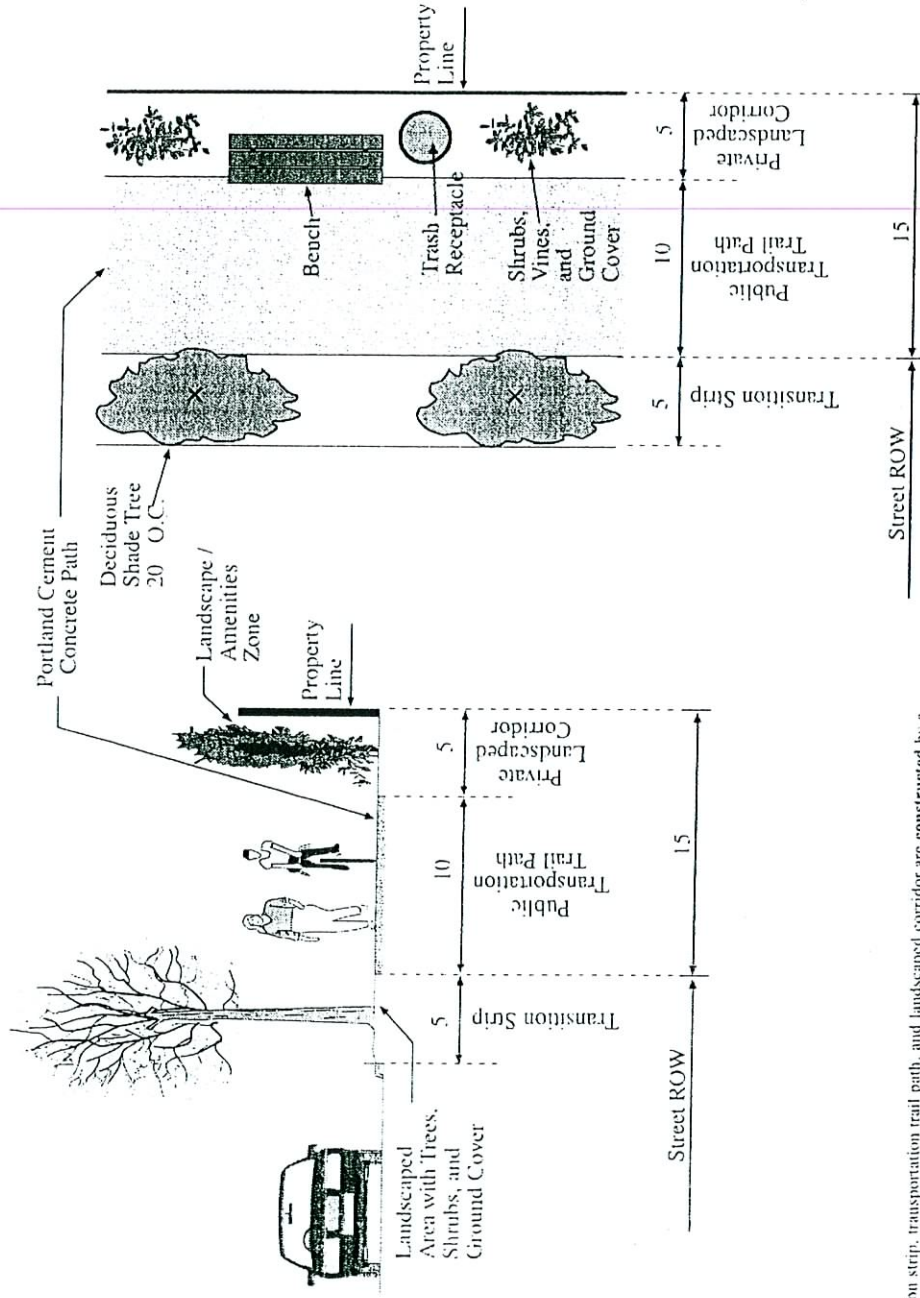
New Vista Community
Assisted Living Residential Unit
Community & Recreational Center
City of Las Vegas
Nevada

jon
dunne, architect
3811 W. OGDEN ROAD #101 LAS VEGAS, NV 89118 (702)786-4463

Exhibit I

Multi-Use Transportation Trail

Adopted January 16, 2002



Notes:

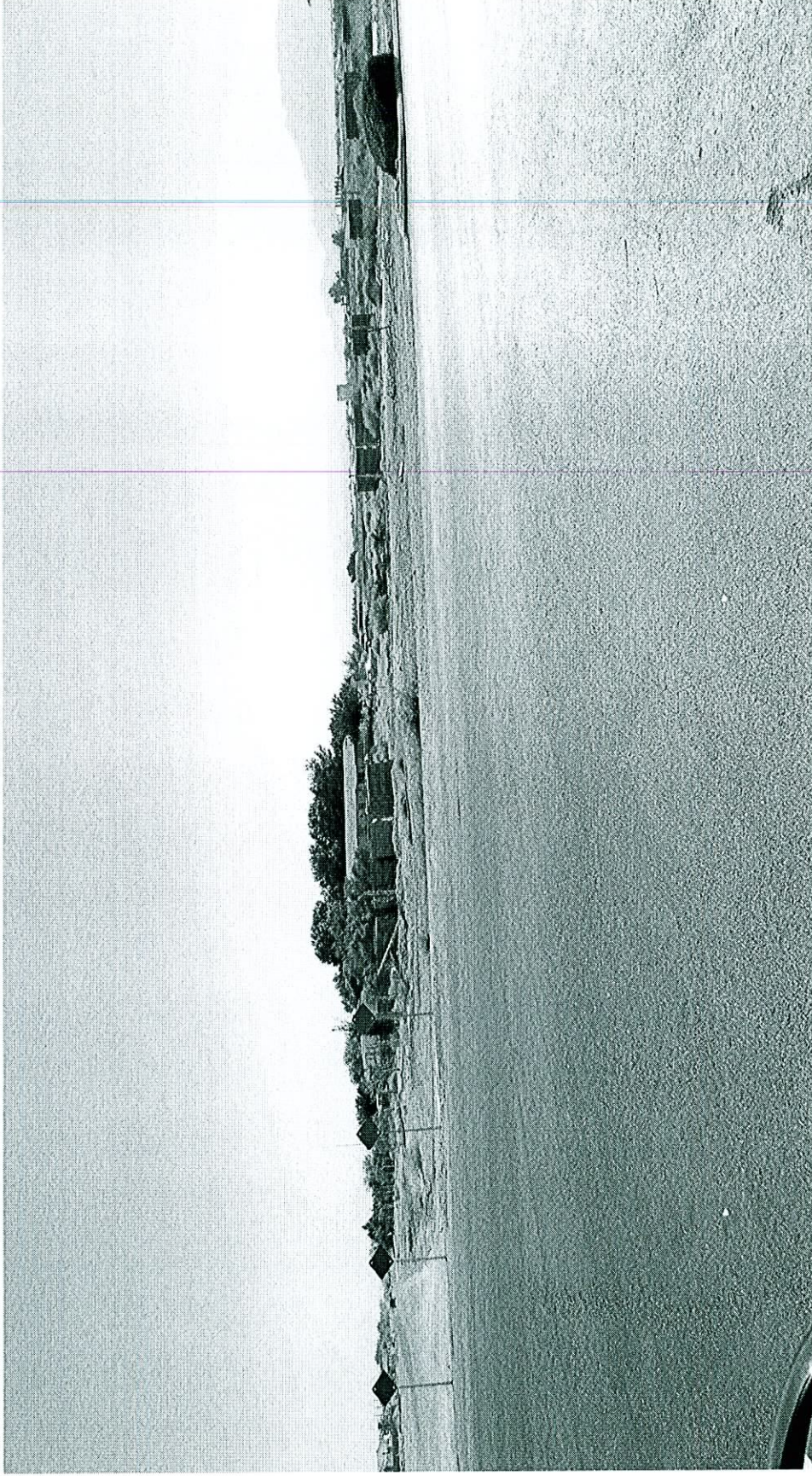
The transition strip, transportation trail path, and landscaped corridor are constructed by a developer, the landscaped corridor is established as a common lot and owned by an adjacent property owner or homeowners association; the transportation trail path is **dedicated** to the City; the transition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

RECEIVED
SEP 27 2006

11/16/06 PC
GPA-16578 ZON-16580
SDR-16581 REVISED

SDR 16581				
John David Burke Architect				
SWC Grand Teton & Rainbow				
Proposed 84.363 thousand square foot recreational/community center.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363	22.88	1,930
AM Peak Hour			1.62	137
PM Peak Hour			1.64	138
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	56	2.66	149
AM Peak Hour			0.14	8
PM Peak Hour			0.22	12
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363		2,079
AM Peak Hour				145
PM Peak Hour				151
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Rainbow Boulevard in this location				
Grand Teton Drive				
Average Daily Traffic (ADT)	5,437			
PM Peak Hour	435			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Grand Teton Drive	51700			
This project will add approximately 2,079 trips per day on Grand Teton and Rainbow. Note that this is based on the trip generation for a standard recreational community center. The actual proposed use is expected to				

generate substantially less traffic than shown. This will increase expected			
volumes by about 38 percent on Grand Teton. Grand Teton at about 11			
percent of capacity. Counts are not available for Rainbow in this vicinity,			
but it is believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 151 additional			
cars into the area; which works out to about five every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06