



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-32991 APN: 125-K-501-002

Name of Property Owner: NEW VISTA RANCH, Inc.

Name of Applicant: NEW VISTA Community / KELLY DEGUZMAN CEO

Name of Representative: NEW VISTA Community / KELLY DEGUZMAN CEO

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 Deguzman

Print Name: Kelly Deguzman

Subscribed and sworn before me

This 2nd day of January, 20 09

Clark Nevada
Notary Public in and for said County and State



Jane Shirley Smith

#	description
1	6" 3" HIGH CONCRETE BLOCK, TRASH ENCLOSURE WITH PAINTED TOP SURFACE, TOP EDGES WITH STAMPED METAL BACKING AND 2" AC. PAVING
2	3" AC. PAVING
3	LANDSCAPE AREA - 3" OTHERS
4	SIDEWALK CURB & DUTTER
5	4" CONCRETE SIDEWALK & SIDEWALK FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 6" FINISHWALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	17' x 31' LANDSCAPE ZONE

AREA SUMMARY:	
EXISTING ZONING:	AREA
ACQUIRED ZONING:	ASSISTED LIVING APARTMENTS
EXISTING USE:	ASSISTED LIVING RESIDENTIAL HOUSING:
PROPOSED USE:	ASSISTED LIVING COMMUNITY
	RESIDENTIAL HOUSING
	ASSISTED LIVING COMMUNITY
	RESIDENTIAL CENTER
OF-DWELL ZONING	48,917 S.F.
OF-LPD ZONING	1,909 S.F.
	71,000 S.F.
	10,181 S.F.
	142,023 S.F.
	TOTAL BUILDING AREA:

WATER

ROAD

BEACH

AREA UNDER CONSIDERATION

Scale: 1 inch = 1 mile

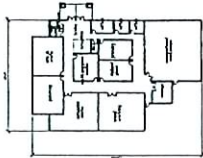
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EOT-32991
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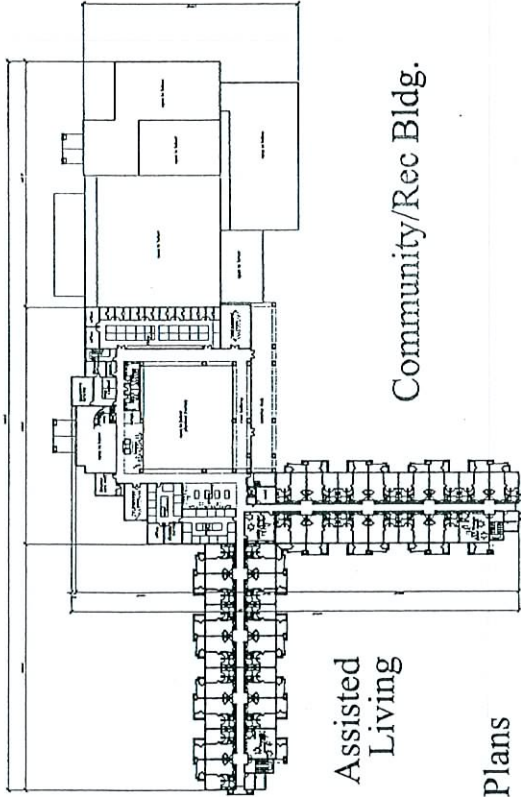
CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 60'.0"

Gilcrease
Orchards



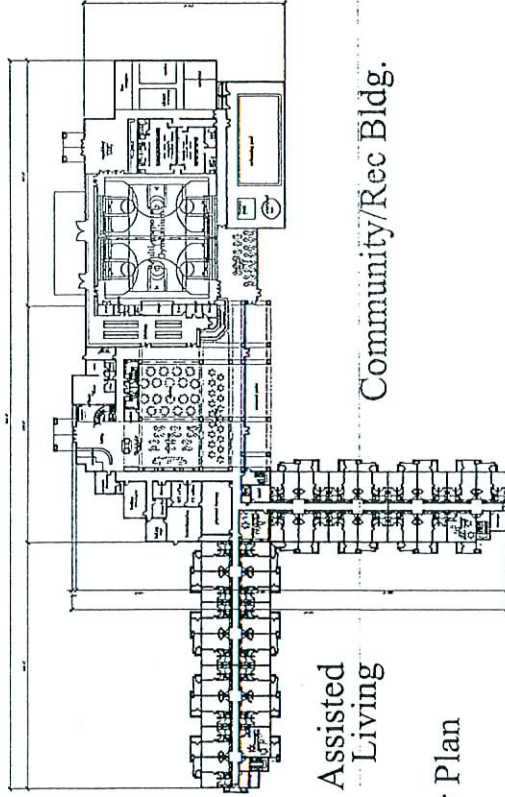
MiniBusiness
Workshops



Assisted
Living

Community/Rec Bldg.

1st Floor Plans



Assisted
Living

Community/Rec Bldg.

2nd Floor Plan

FLOOR PLANS

SCALE: 1" = 40'-0"

1

EOT-32991
03-04-09 CC

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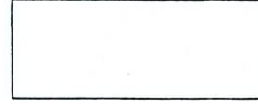
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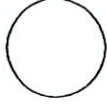
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dwgn. by
chkd. by

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



john burke, architect
1811 W. QUINCY RD. #101 LAS VEGAS, NV 89118 (702)735-1450

revisions



Area Summary

AL: ASSISTED LIVING
APARTMENTS (56 UNITS)
49,912 S.F.

WK: 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 PAULOBIES
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.

KEYNOTES

#	description
1	SYNTHETIC STUCCO FINISH SYSTEM OVERSTAIRS AND ST. PLATING
2	ALUMINUM STUCCO FINISH SYSTEM OVERSTAIRS AND ST. PLATING
3	ALUMINUM STUCCO FINISH SYSTEM OVERSTAIRS AND ST. PLATING
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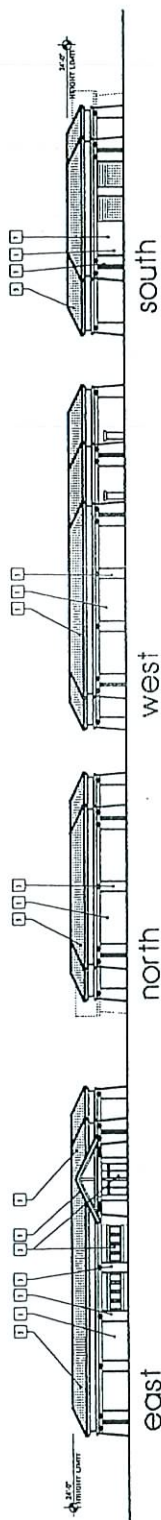
revisions
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JOHN BURKE ARCHITECT
3011 W. OCEANVIEW ROAD #101 LAS VEGAS, NV 89115 (702) 735-4433

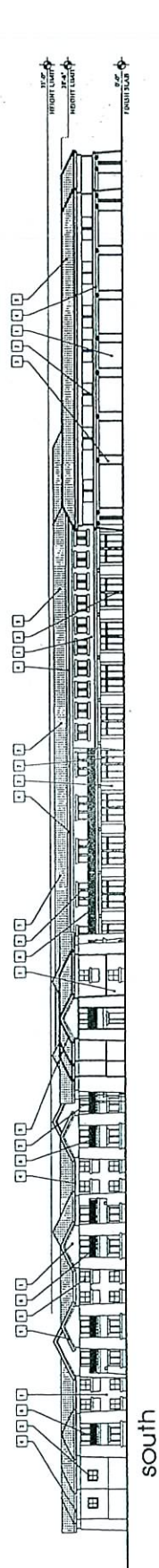
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date	proj. no.	dwg. by	chkd. by

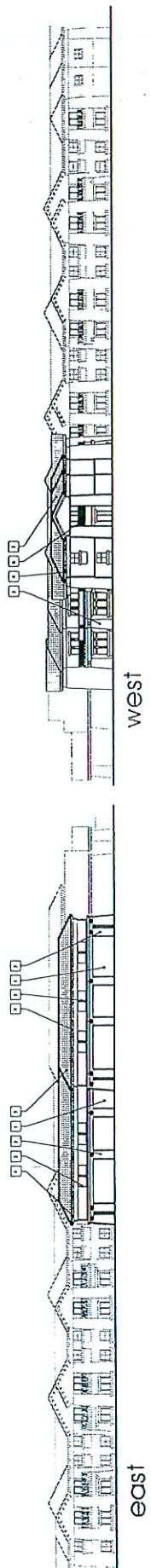
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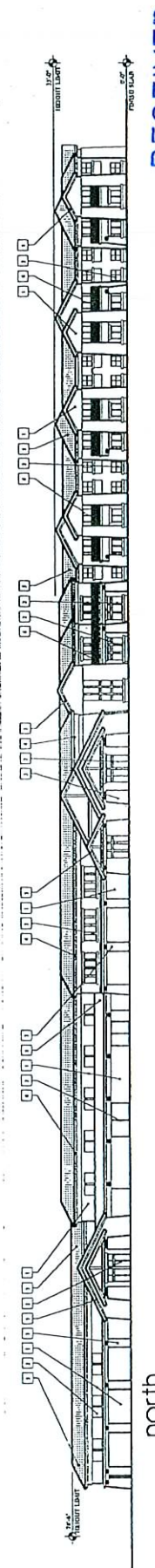
MiniBusiness Workshops



south



east



north

Community/Recreation Building & Assisted Living

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JAN 12 2009

ELEVATIONS
SCALE: 1" = 20'-0"