



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-41437** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC.

Name of Applicant: NEW VISTA RANCH INC.

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: _____

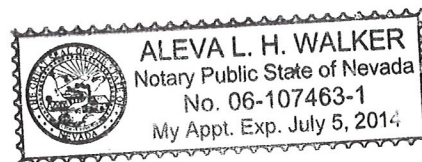
Signature of Property Owner: *Kelly Deguzman*

Print Name: KELLY DEGUZMAN, CEO

Subscribed and sworn before me

This 23rd day of March, 2011

Alewa L. H. Walker
Notary Public in and for said County and State



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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
MAJOR MODIFICATION

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
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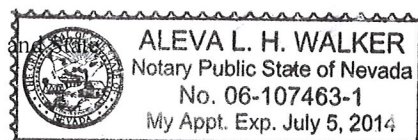
REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE Contact KCRG&F/JOHN BURKE ARCHITECT
 Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 Phone: 792-7000 Fax: 796-7181
876-4863 876-9355
 City LAS VEGAS State NV Zip 89113/89118
 E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

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 L. H. Walker

Notary Public in and for said County of Clark



Revised 10/27/08

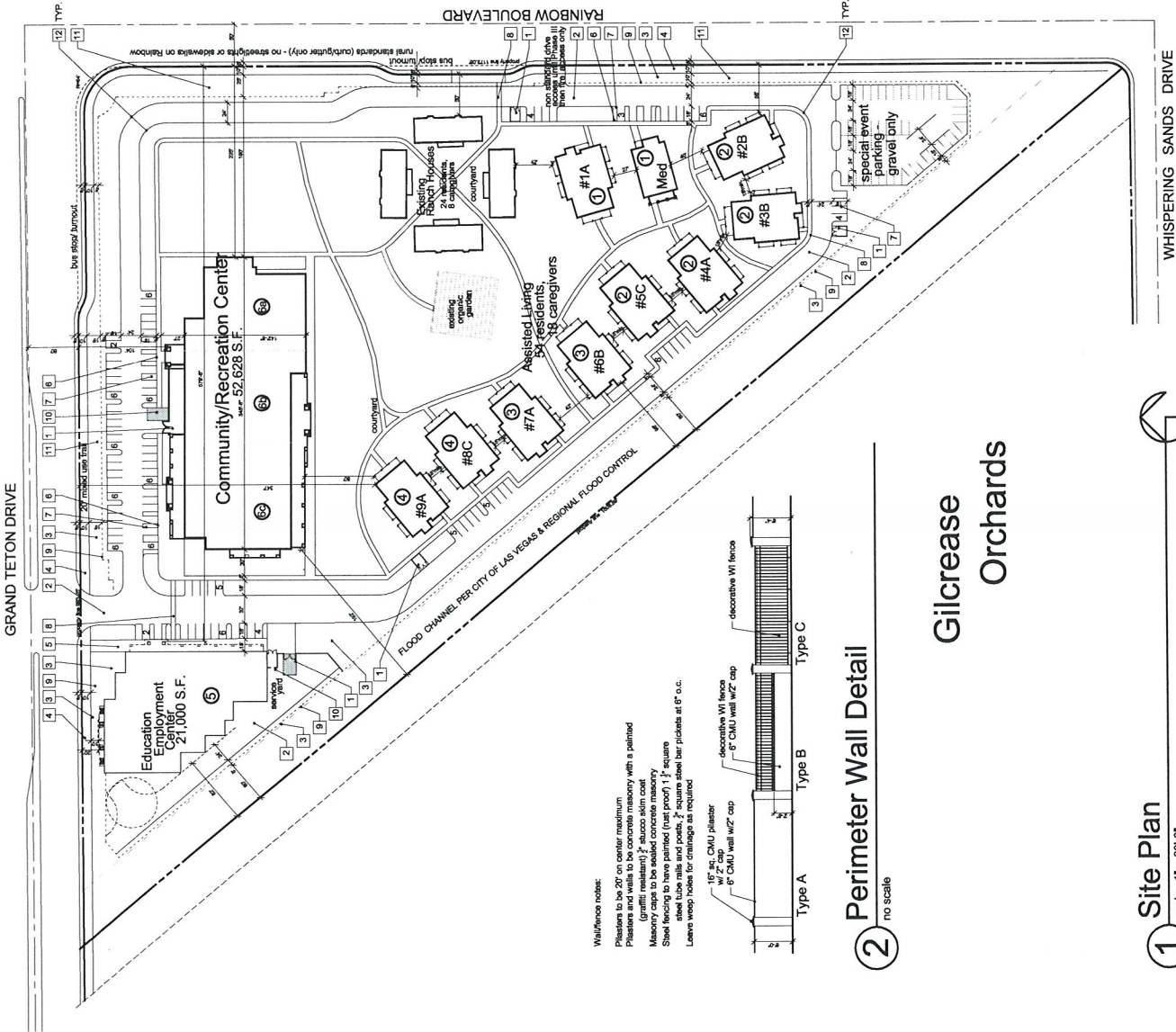
FOR DEPARTMENT USE ONLY

Case #	<u>MOD-41437</u>
Meeting Date:	<u>5/10/11</u>
Total Fee:	<u>\$1,000</u>
Date Received:	<u>4/13/11</u>
Received By:	<u>B. S.</u>

*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.

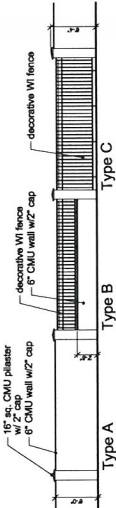
f:\depot\Application Packet\Application Form.pdf

APR 13 2011



Wellness notes:

- Pilasters to be 20' on center maximum
- Pilasters and walls to be concrete masonry with a painted finish
- Masonry caps to be masonry concrete masonry
- Steel fencing to have painted (rust proof) 1 1/2" square steel tube masts and posts, 1/2" square steel bar pickets at 8' o.c.
- Leave weep holes for drainage as required



Perimeter Wall Detail

no scale

Gilcrease
Orchards

Site Plan

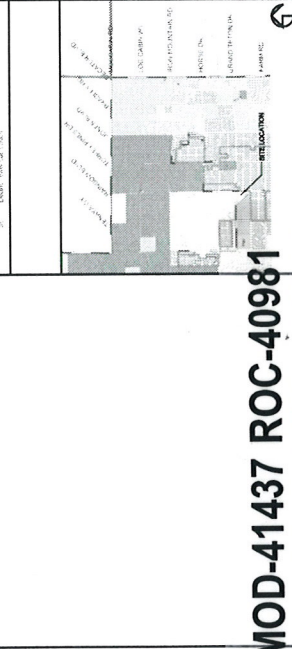
scale: 1" = 60'-0"

project data

EXISTING ZONING:	ON-UP ZONING	AREA SUMMARY:	FACTOR	REQ.
REQUIRED ZONING:	ON-UP ZONING	EXISTING LIVING APARTMENTS:	11 UNIT/1 GUESTS/5 UNITS	11
PROPOSED USE:	RESIDENTIAL HOUSING	EXISTING RESIDENTIAL HOUSING:	2000 S.F.	8
	ASSISTED LIVING COMMUNITY	EXISTING RESIDENTIAL HOUSING:	2000 S.F.	26
	EDUCATIONAL EMPLOYMENT CENTER	EDUCATION EMPLOYMENT CENTER:	1200 S.F.	34
		TOTAL PARKING REQUIRED:		397
		PARKING PROVIDED:		
		TOTAL SITE AREA:	663.34 S.F. (15.26 AC.) - net	
		F.A.R. (FLOOR AREA INTD):	775,000 S.F. (17.81 AC.) - gross	
		DENSITY:	15.9 %	
			4.3 RESIDENTIAL/ACRE	
			0.87 UNIT/ACRE	
		APN# 125-154-01-002		

keynotes

1	6" HIGH CONCRETE BLOCK WALL WITH 1/2" GALVANIZED METAL BRACING & 1/2" x 4" F.C. IRONING
2	LANDSCAPED AREA
3	MULTIUSE TRANSPORTATION TRAIL
4	CONCRETE SIDEWALK W/WOODGRANT FINISH
5	FLUSH-OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
6	HANDICAP ACCESSIBLE
7	HANDICAP ACCESSIBLE ROUTE
8	DECORATIVE METAL FENCEWALL - SEE 2A1
9	16" x 20" LAMING ZONE
10	INTENSE LANDSCAPE BUFFER
11	20" INSIDE, 30" OUTSIDE DRIVE RADI



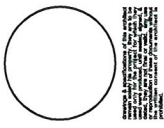
MOD-41437 ROC-40981

SDR-40980 REVISED

jdB architect

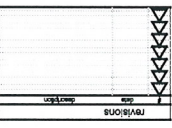
New Vista Community
Assisted Living Residential Units
Education & Employment Center
City of Las Vegas
Nevada

sheet no.	A1
date	2/20/11
proj. no.	2010-48
drawn by	
checked by	



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DATE: 05/11/11
BY: JDB



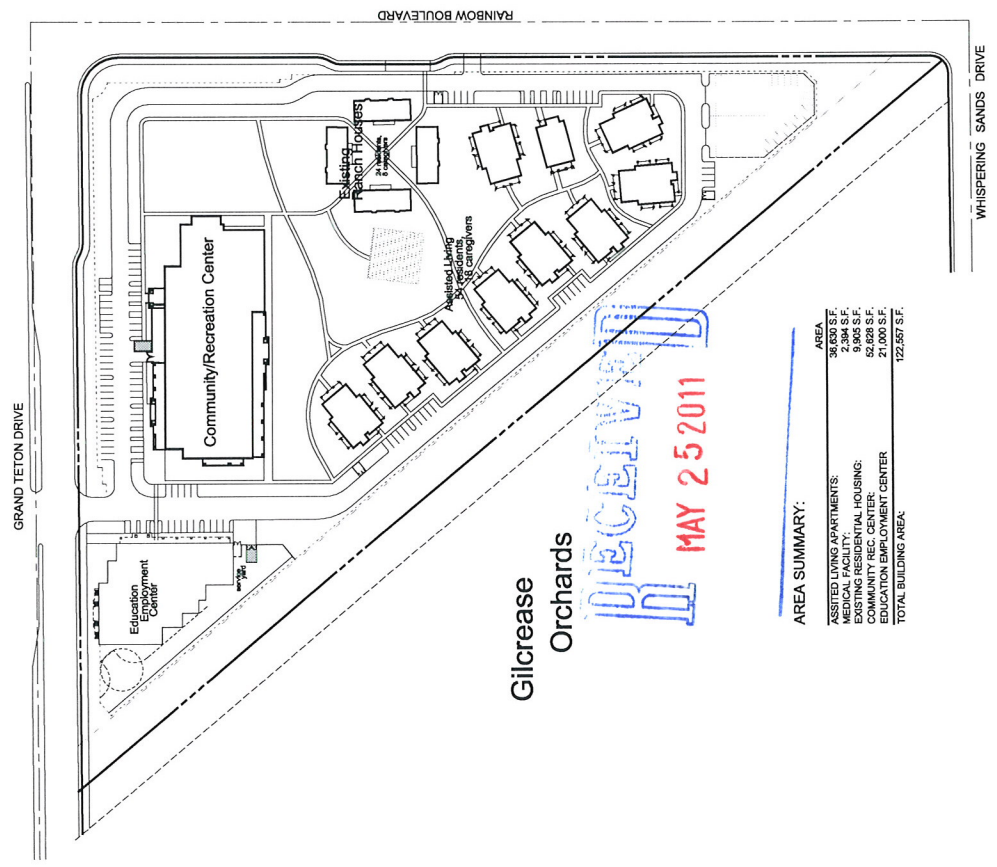
jdb
architect

3000 South Main, Suite 100, Las Vegas, NV 89102
313.777.7777
jdb@jdbarchitect.com

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

date:	05/11/11
prof. no.:	2010-43
drawn by:	
checked by:	

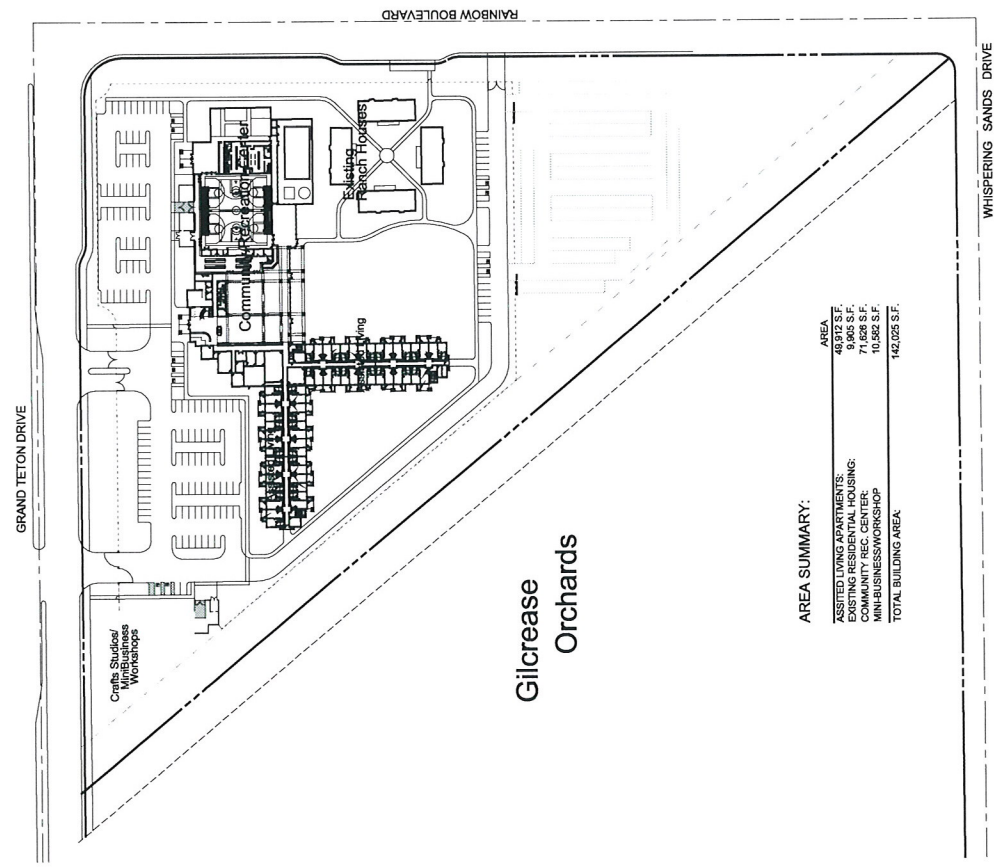
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AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS:	36,620 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	52,028 S.F.
EDUCATION EMPLOYMENT CENTER:	21,193 S.F.
TOTAL BUILDING AREA:	122,957 S.F.

1 Site Plan (proposed)
no scale



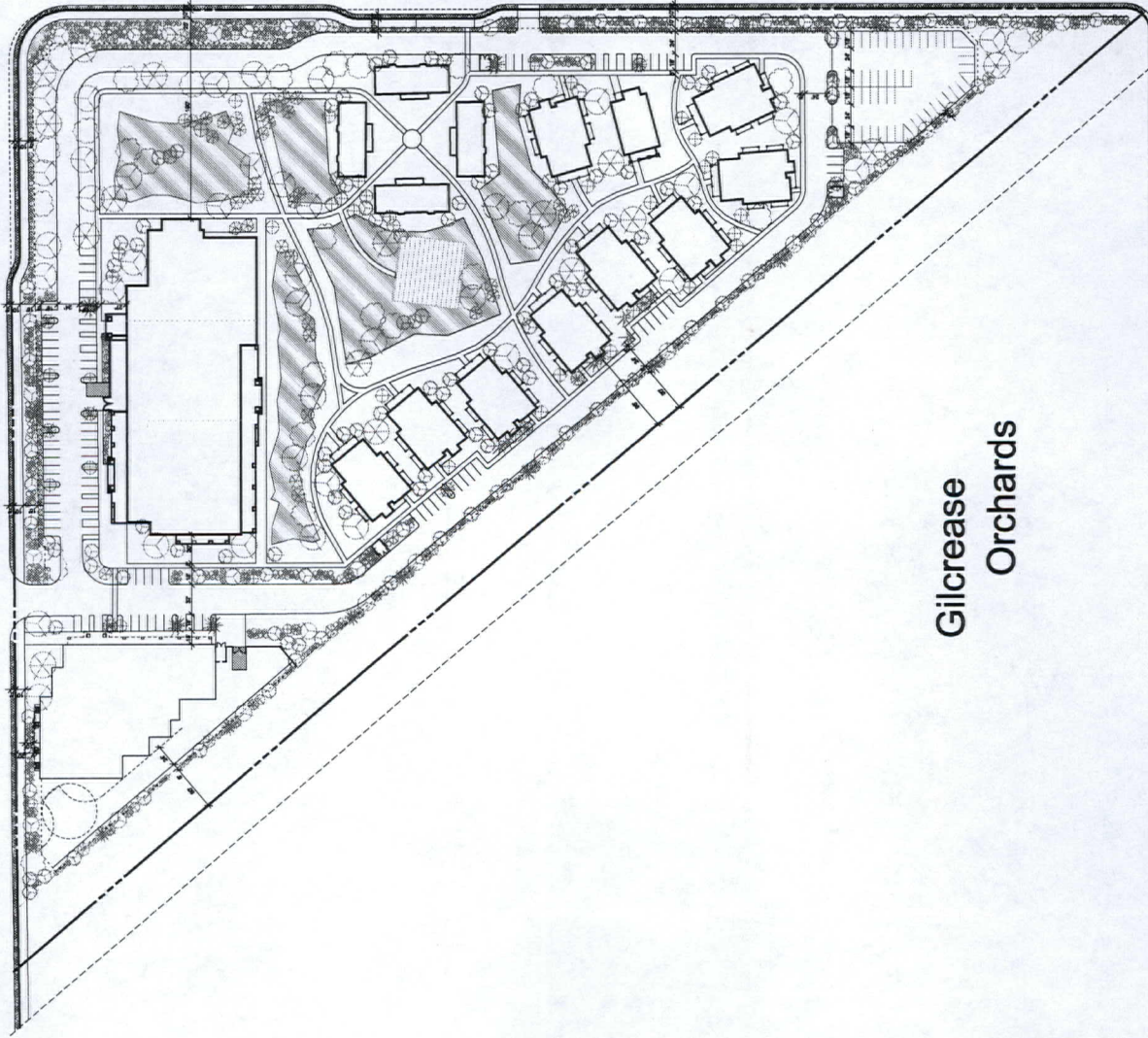
AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS:	48,912 S.F.
MEDICAL FACILITY:	2,394 S.F.
EXISTING RESIDENTIAL HOUSING:	71,638 S.F.
COMMUNITY REC. CENTER:	10,582 S.F.
MINI-BUSINESS/WORKSHOP:	142,025 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

2 Site Plan (previously approved)
no scale

MOD-41437 ROC-40981
SDR-40980 REVISED

GRAND TETON DRIVE



RAINBOW BOULEVARD

Gilcrease
Orchards

1 Landscaping Plan

scale: 1" = 60'-0"

WHISPERING SANDS DRIVE

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	BLACKWATER HONEY LOCUST Gleditsia	LARGE DECIDUOUS	24" box
	MEXICAN PALM VERDE Palmolive	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MEXICAN WHITE Palmolive	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Schreub	MEDIUM EVERGREEN	15 gallon
	BLUE PALM VERDE Catalpa	MEDIUM EVERGREEN	24" box
	SWEET ACACIA Acacia small	MEDIUM EVERGREEN	24" box
	SHOEBRING ACACIA Acacia Shrubbery	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vine	MEDIUM EVERGREEN	15 gallon
	MEXICAN BIRCH Palmolive	MEDIUM EVERGREEN	24" box
SYMBOL	SHRUBS	SIZE	
	EVERGREEN EUCALYPTUS Eucalyptus japonica	5 GAL	
	COMMON WHITEY CREEPER Corymbora fruticosa	5 GAL	
	TEXAS RANGER Lycophyllum Texense	5 GAL	
	FEATHERY CASAHUA Casahuate	5 GAL	
SYMBOL	GROUND COVER	SIZE	
	MEXICAN FRAGRANCE Catalpa	1 GAL @ 15' x 15'	
	HYPERICUM CAZAHUA Scaevola hypericifolia	1 GAL @ 15' x 15'	
	EVERGREEN Catalpa	1 GAL @ 15' x 15'	
	SHOEBRING Acacia Shrubbery	1 GAL @ 15' x 15'	
	Water's Desmodium		

NOTE: ALL PLANTINGS TO BE MATCHED TO THE LANDSCAPE
GRAVEL OF THE ADJACENT LOT

MOD-41437 ROC-40981

SDR-40980 REVISED

A1L

sheet no.

date

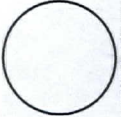
proj. no.

drawn by

checked by

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

jdb
architect

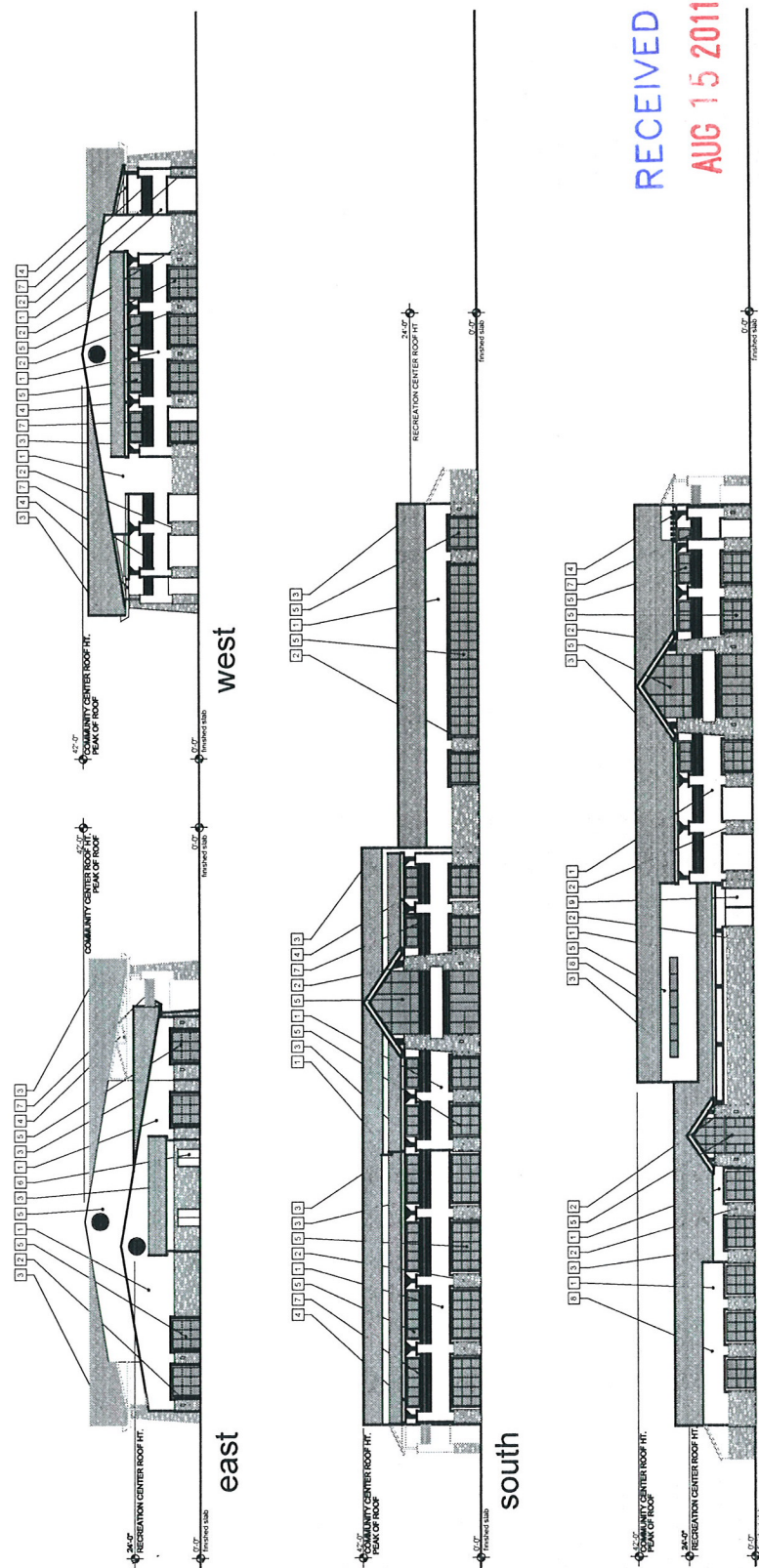


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JUN 13 2011

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	ALUMINUM STOREFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE - BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN
10	LOOKGLASS



1 conceptual elevations

SCALE: 1" = 20'-0"

Community/Recreation Center

MOD-41437, ROC-40981
& SDR-40980 - REVISED

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

jdb
architect

revision	date	description
1	08/15/11	ISSUED FOR PERMIT

NOTES:
1. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

sheet no.	A4
date	8/2/11
proj. no.	2010-43
drawn by	
checked by	

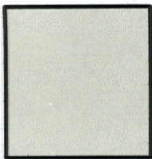
COLOR/MATERIALS BOARD



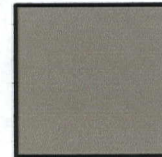
(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



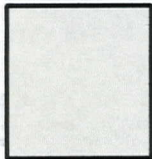
(F) storefront framing:
ab-4 medium bronze



(B) stucco medium field:
Frazee - CL 2674M 'Storm Bay'



(G) glazing:
PPG - 'Solarcool' bronze reflective



(C) stucco light field:
Frazee - CL 2622W 'Stones Throw'



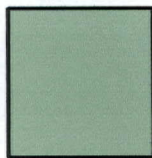
(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitterroot'



(D) trim:
Frazee - CL 2677N 'Espresso'



(J) roof tile:
MonierLifetile - 1MDCL5001
'Mountainwood'



(E) sconces & signage:
Frazee - CL 3004M 'Bonjour'



(K) standing seam metal roof:
Berridge - Zee-Lock
'Aged Bronze'

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FEB 16 2011

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

MOD-41437 ROC-40981
SDR-40980 REVISED

jdB
architect

John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@jburkearchitect.com