

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Carman Burney

From: Flinn Fagg
Sent: Tuesday, September 13, 2011 6:51 AM
To: Carman Burney; Steve Gebeke
Subject: Fw: New Vista development

From: Wendy or Nelson Reynolds [<mailto:wennel.werks@gmail.com>]
Sent: Monday, September 12, 2011 08:35 PM
To: Carolyn G. Goodman; Steven Ross; tcollins@hughes.net <tcollins@hughes.net>; LBrown@co.clark.nv.us <LBrown@co.clark.nv.us>; Flinn Fagg
Subject: New Vista development

Greetings,

We are new homeowners in Steeplechase, near the corner of Rainbow and Grand Teton. We selected this neighborhood for its large lot sizes and general rural feel (i.e. low traffic, lack of industry, large areas of natural desert beauty, etc.). We are concerned both by the size of the project proposed by New Vista, and by their apparent lack of honesty and sincerity in dealing with our concerns. We understand and agree that this is America and everyone has rights, but we believe that extends to us as well. We do not want commercial endeavors built in our neighborhood, and believe this is not an unreasonable request on our part.

We hope you will agree that more transparency is required regarding this issue. We look forward to working with you to resolve this potential dilemma before it impacts all of our lives.

Nelson and Wendy Reynolds
8131 Foxland St
Las Vegas, NV 89131

RECEIVED
SEP 13 2011

17-19
P

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CITY CLERK

2011 SEP -8 A 7:12

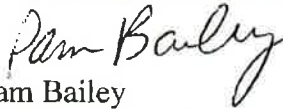
RE: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980

September 7, 2011

Honorable Mayor, City Council Members, and Planning Commission Members;

I would like to see the plan New Vista Ranch presented at the second neighborhood meeting on August 24, 2011, approved. I attended both neighborhood meetings this year and all of the previous neighborhood meetings regarding the previously approved plan. This new plan is much more compatible with the surrounding homes and the rural nature of the neighborhood. The representatives from New Vista have worked diligently with the neighbors and made several changes based on the input received at the first neighborhood meeting. I am very pleased with the site plan and do not wish to see any of the buildings relocated from this plan. I am also very pleased that they have reduced the height of the recreation center and reduced the number of parking spaces considerably from the previous plan. They have also kept Rainbow Blvd. to rural standards and agreed to low level walking path lighting instead of intrusive lighting. Please allow the founders of New Vista Ranch to follow their dream and build the campus that is the most conducive to the needs and life styles of their residents. Thank you!

Respectfully submitted,



Pam Bailey
6665 Jo Marcy Dr.
Las Vegas, NV 89131
(702) 658-7081

17-19
A

September 8, 2011

To the Mayor, City Council, and the Planning Commission,

Re: New Vista Ranch, MOD-41437, ROC- 40981, SDR-40980

My husband and I would like to see the plan New Vista Ranch presented at the second neighborhood meeting on August 24, 2011, approved. We live at 7865 Garden Stream Ct. We live just a few hundred feet from the New Vista Ranch and can see it from our back yard. We are excited to see new grow within our area but were concerned when we heard the traffic would enter off Rainbow, but with the new entrance on Grand Teton that put our issues to rest. Grand Teton does not have any homes that face the street in that area. There is already a medium with landscaping, with the new off sites that should widen the road and make Grand Teton a better and safer street.

We look forward to the new addition in our community.

Sincerely,

Dina & Stephen George

7865 Garden Stream Ct.

Las Vegas, NV 89131

(702) 515-0672

dinageorge@cox.net

Parcel # 125-14-110-002

RECEIVED

SEP 13 2011

17-19
A

Carman Burney

From: Flinn Fagg
Sent: Tuesday, September 13, 2011 6:51 AM
To: Carman Burney; Steve Gebeke
Subject: Fw: New Vista Project

----- Original Message -----

From: wallyweart@cox.net [<mailto:wallyweart@cox.net>]
Sent: Monday, September 12, 2011 09:25 PM
To: Carolyn G. Goodman; Steven Ross; tcollins@hughes.net <tcollins@hughes.net>;
lbrown@co.clark.nv.us <lbrown@co.clark.nv.us>; Flinn Fagg
Subject: New Vista Project

As other home owners near New Vista, I appreciate their desire to improve the lives of their clients. However, this area has been a rural property catering to those who wish to leave the city environment behind. The scope of this project can only be classed as industrial/commercial. That is in direct contrast to the desires of the majority of tax paying residents in this corner of the valley. I urge you to use your influence in achieving the desire to relocate the gymnasium to the back of the property adjacent to the orchard and to reduce the size of the commercial venues- the gymnasium as well as the crafts center. I rely on Councilman Ross's desire to keep commercial activity away from this section of Grand Teton, but I would be naive if I thought that would last forever. Please do what is right for your constituency and protect our life style.

Thank you for your time,
Greg & Laura Weart
8077 Foxland Street, Las Vegas 89131

RECEIVED
SEP 13 2011
17-19
C



New Vista Ranch,
MOD-41437

August 11, 2011

Honorable Mayor, City Council Members, & Planning Commission Members;

I am contacting you today in regards to the New Vista Ranch's major modification, MOD-41437. In 2007 I attended multiple meetings, reviewing and discussing the proposed plans for the New Vista Property. While attending those meeting my neighbors and myself had some concerns over the 2 story apartment style building, vacating the entrance on Rainbow, noncommercial style lighting with reducing the parking spaces, this was well over 400.

I attended the July 7, 2011 neighbor meeting at the New Vista Ranch to discuss the major modifications, changes. The new plans and drawing were explained and available for one on one review with John Burke. My wife & I were very pleased with what was presented at the July 7, 2011 meeting.

The Vicchiullo family supports the plan that New Vista was going to present to the Planning Commission on August 9, 2011, with addition of this not being classified as a homeless shelter and would like to see off-site improvements on Rainbow, as rural standards. This is very important to those of us who have horses in the neighborhood.

I would like to thank you for your time & concern, and I am available anytime for discussion on this matter.

Sincerely,



Donna M. Vicchiullo

Submitted at Planning Commission

Date 9/13/2011 Item 17-19

Mario & Donna A. Vicchiullo Jr.
6580 Whispering Sands Drive
Las Vegas, Nevada 89131
702-341-7574 Home
702-602-1559 Cell

RE: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980

September 12, 2011

Dear Honorable Mayor, Clark County Commissioners, Las Vegas City Council Members and Members of the Planning Commission;

I am writing concerning the newly revised plan for the New Vista Ranch that was presented recently at our neighborhood meeting on August 24, 2011. I am happy with how New Vista representatives have worked so well with the residents in our neighborhood over the past few years to make the New Vista Ranch proposed expansion beautiful and conducive with our neighborhood. They have taken our ideas and input into consideration during their long planning phase to make it the plan it is today. New Vista Ranch has made the changes we as a rural loving community felt was important to our neighborhood. I am happy with the site plan and where they have located the homes, while keeping the recreation center located on Grand Teton; by doing so, it will help keep Rainbow Blvd a low traffic rural road in the RNP for our Homes, Walking Trails, Ranch's, and Equestrian Trails.

We look forward to making the new residents of New Vista Ranch a special part of our community and neighborhood while keeping North Rainbow the beautiful rural road it is today.

Thank you!

Respectfully submitted,

Ruel Westover
7685 North Rainbow Blvd.
Las Vegas, NV 89131
702-743-0981

September 12, 2011

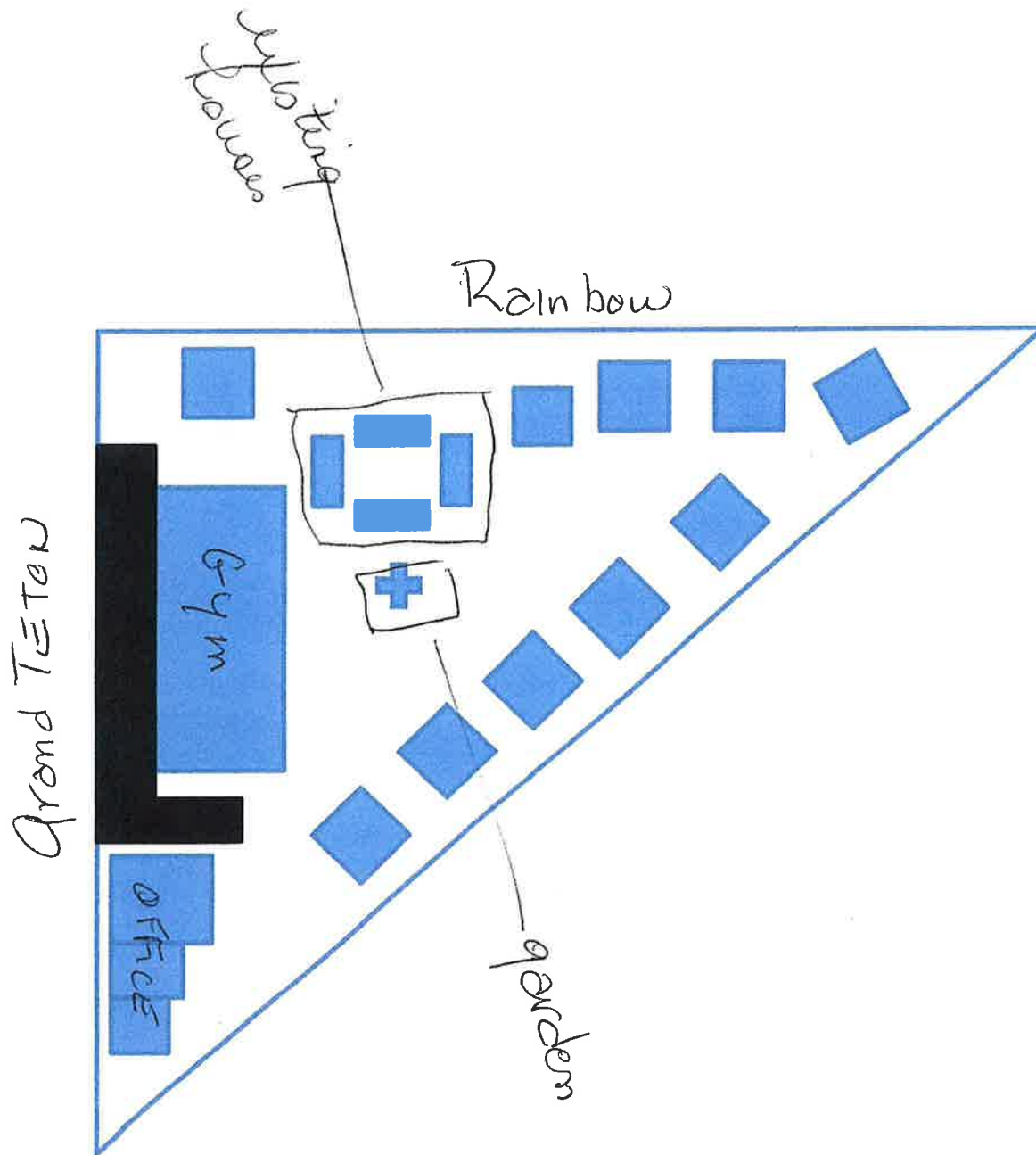
To Whom It May Concern:

I am in support of the plan presented by New Vista Ranch at the Neighborhood meeting August 24, 2011. I like the current site plan because it places the residential buildings close to those of us who live in custom homes on horse property. In my opinion, the larger buildings belong on Grand Teton where there aren't any homes fronting Grand Teton for at least one half of a mile to the east and to the west. Grand Teton has high walls from gated communities, a maintenance shed for the golf course, and a middle school between Tenaya and Torrey Pines. This is exactly why the larger buildings belong on Grand Teton. I am in favor of the low lighting that was mentioned at the neighborhood meeting and in keeping Rainbow to rural standards. I hope that you approve this plan for New Vista as it is far better than the previously approved plan.

Thank you,

A handwritten signature in cursive script, appearing to read "Lee Perry".

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

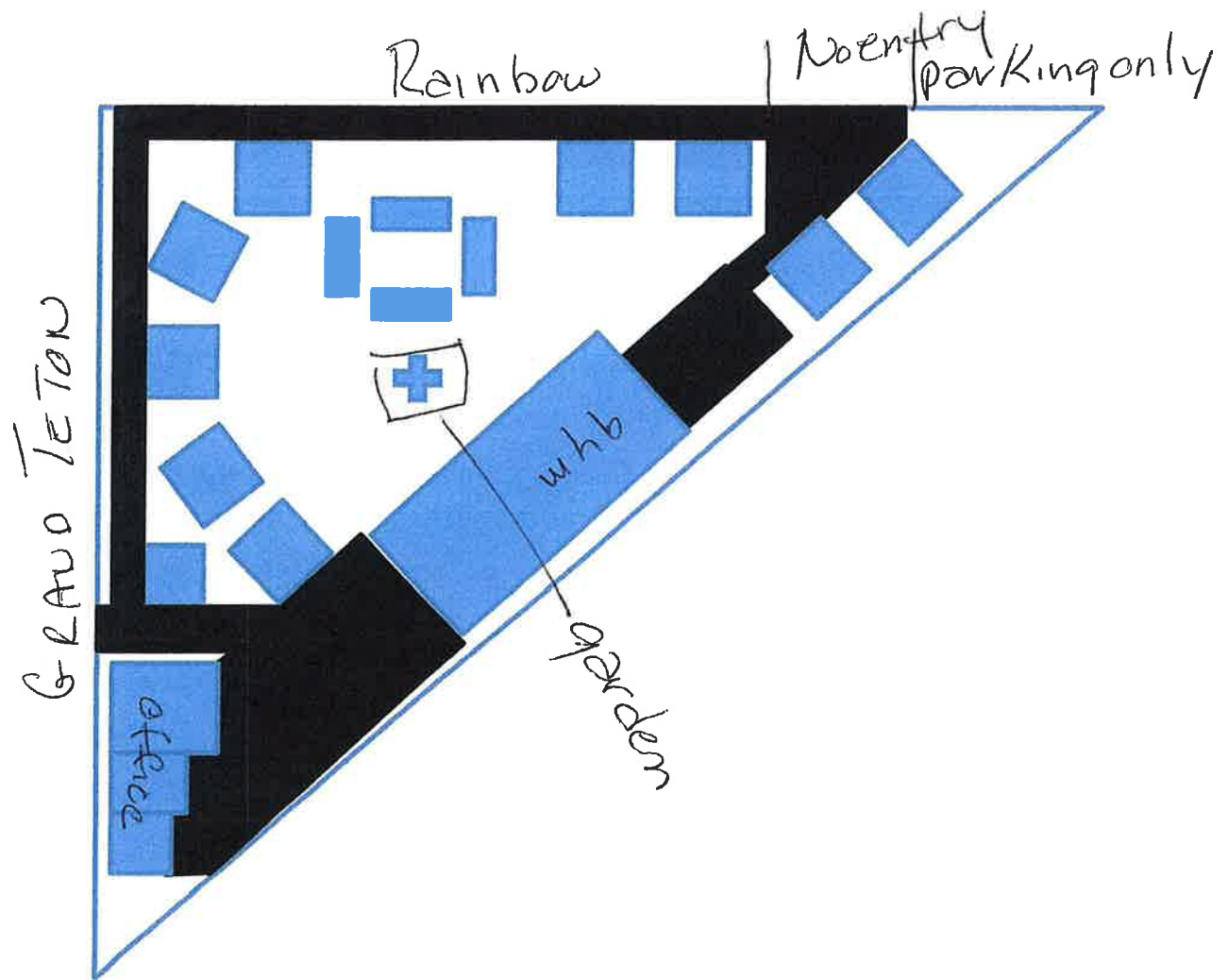


New Vista Proposal

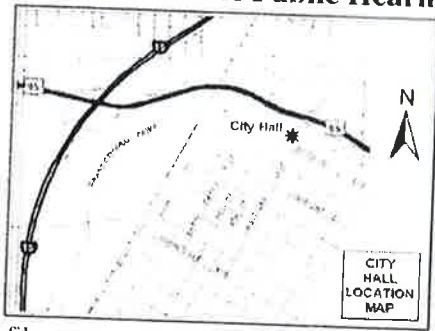
Submitted at Planning Commission

Date 9/13/2011 Item 17-19

Neighborhood Proposal



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.

MOD-41437

Planning Commission Meeting of 7/12/2011

MAILED FROM ZIP CODE 89101

RECEIVED

JUL 11 2011

Case: MOD-41437
12510812116
KAWAKAMI CHRISTOPHER T & PAUL M
7140 RIVER MEADOWS AVE
LAS VEGAS NV 89131-4315

3DP

ES DREFN11 09131



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



Case: MOD-41437
12515712002
VARGAS JOSE G
6813 VIA LOCANDA AVE
LAS VEGAS NV 89131-0127

3DP

ES DREFN11 09131



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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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MOD-41437

Planning Commission Meeting of 7/12/2011

RECEIVED

JUL 12 2011

Case: MOD-41437
12515711007
MAGUINESS THOMAS S & ELIZABETH
7504 VIA SIGNORELLI
LAS VEGAS NV 89131-0125

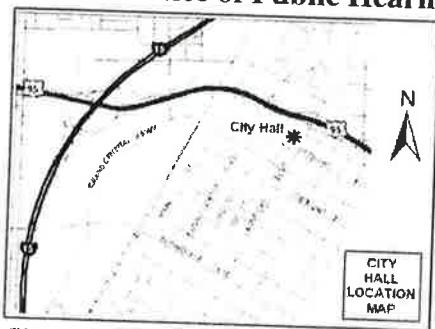
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ES DREFN11 09131



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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



12515212026 Case: MOD-41437
GOURLEY R VAUGHN & KAROL
7331 REAL QUIET DR
LAS VEGAS NV 89131-4133

30 P

66 DPDFM11 69131



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

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I SUPPORT
this Request

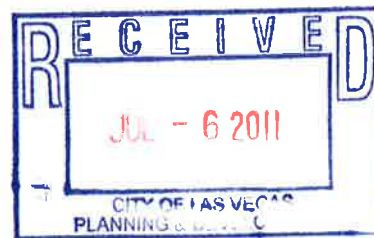


I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



12514105012 Case: MOD-41437
VICCHIULLO MARIO A JR & DONNA M
6580 WHISPERING SANDS DR
LAS VEGAS NV 89131-2220

30P

66 DPDFM11 69131



City of Las Vegas
 Department of Planning
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 333 North Rancho Drive, 3rd Floor
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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

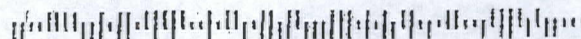
Planning Commission Meeting of 7/12/2011



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12514202007
 Case: MOD-41437
 BAJA 102 TRUST
 6575 WHISPERING SANDS DR
 LAS VEGAS NV 89131-2221

66 DPDFN11 69131



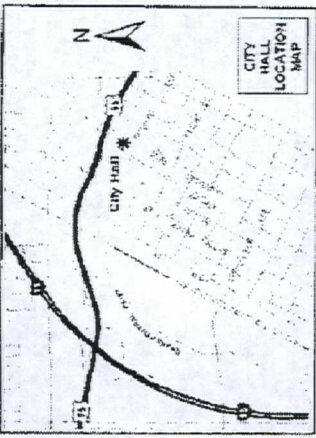
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JUL 07 2011

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

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Official Notice of Public Hearing



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☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-41437
Planning Commission Meeting of 7/12/2011

12515712023
DURELL WILLIAM & JANET FAM TR
7509 VIA FIORENTINO ST
LAS VEGAS NV 89131-0129
Case: MOD-41437



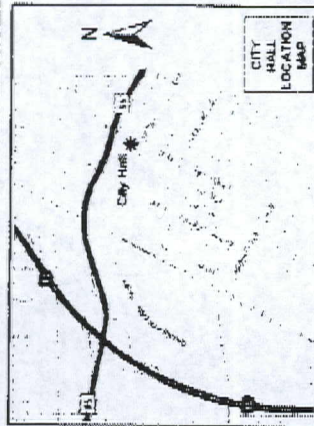
ES DECEMBER 2011

RECEIVED
JUL 07 2011

30A

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



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

MOD-41437

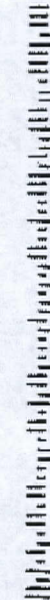
Planning Commission Meeting of 7/12/2011



Case: MOD-41437
 MCCALLA ROBERT D & TAMARA M
 7355 SEVERANCE LN
 LAS VEGAS NV 89131-3326

RECEIVED
 JUL 07 2011

RECEIVED JUL 11 2011



30A

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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



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JUN 30 2011
MAILED FROM ZIP CODE 89101

12510714014
HUFFMAN KURT TRUST
P O BOX 751450
LAS VEGAS NV 89136-1450

Case: MOD-41437

75 DRAFT 05105



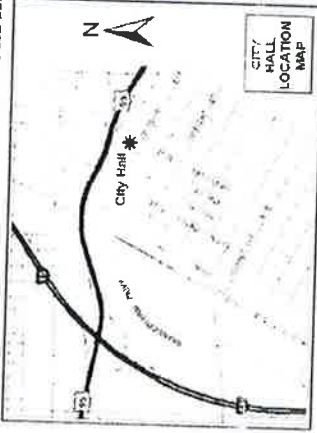
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JUL 11 2011

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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.

MOD-41437

Planning Commission Meeting of 7/12/2011

ES DEFEND 66131

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.

MOD-41437

Planning Commission Meeting of 7/12/2011

ES DEFEND 66131

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



RECEIVED

JUL 12 2011

12515810050 Case: MOD-41437
CARDWELL-LUETKEMEYER LIVING TR
6896 KEMP LEDGE CT
LAS VEGAS NV 89131-0122

30A



PLANNING & DEVELOPMENT

12510818008 Case: MOD-41437
MOWAT CHARLES W & SUZANNE J
8113 BAY COLONY ST
LAS VEGAS NV 89131-6707

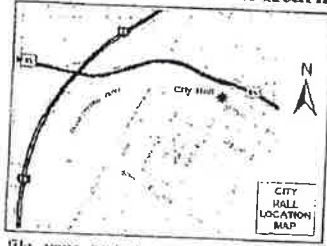
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PLANNING & DEVELOPMENT

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**



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011

12515211022 Case: MOD-41437
TRIPP JAMES R & CONNIE J
7222 SILVER CHARM CT
LAS VEGAS NV 89131-4129

RECEIVED

JUL 06 2011

3DA

Jul. 5. 2011 11:14AM

No. 0170 P. 1

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

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



UNITED STATES POSTAGE
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JUN 30 2011
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MAILED FROM ZIP CODE 89101



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EAGLE RANCH 3 L L C
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LAS VEGAS NV 89106-3812

Case: MOD-41437

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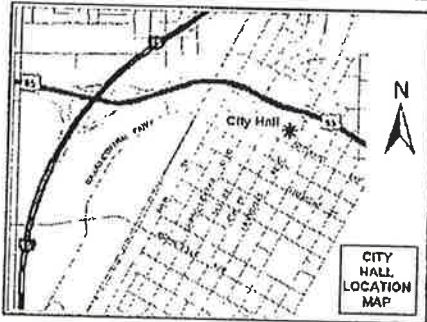
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City of Las Vegas
 Department of Planning
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 Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
 this Request

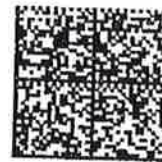


I OPPOSE
 this Request

Please use available blank space on card for your comments.

MOD-41437

Planning Commission Meeting of 7/12/2011



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 JUN 30 2011
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12515405016
 SMITH PAMELA T
 7240 N MONTE CRISTO WY
 LAS VEGAS NV 89131-3334

Case: MOD-41437

2011 07 11 14:21



RECEIVED

JUL 11 2011

30A

From: [Flinn Fagg](#)
To: [Steve Gebeke](#); [Carman Burney](#)
Subject: FW: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980
Date: Thursday, August 25, 2011 9:01:13 AM

Can you include this with the backup?

From: Michelle Thackston
Sent: Thursday, August 25, 2011 9:01 AM
To: Flinn Fagg
Subject: FW: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980

What do I need to do to make this part of the backup material?

Michelle

From: baileytkhicken@aol.com [mailto:baileytchicken@aol.com]
Sent: Thursday, August 25, 2011 5:55 AM
To: Michelle Thackston
Subject: RE: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980

RE: New Vista Ranch, MOD-41437, ROC-40981, SDR-40980

August 16, 2011

Honorable Mayor, City Council Members, and Planning Commission Members;

I am writing with regards to New Vista's proposed changes to their previously approved plan. I have been following New Vista's progress since I purchased my property in March of 1988 and received a disclosure statement with my purchase. My street, Jo Marcy, lines up with New Vista's current driveway. I was actively involved in the neighborhood meetings, Planning Commission meeting, and City Council meeting in 2006/2007. Some of you may remember me because I was one of the few that opposed the plan at the Planning Commission meeting and the only person who spoke in opposition at the City Council meeting. I was opposed with the plan due to its lack of compatibility with the surrounding RE/RNP properties. During these meetings, I requested that the Community Center and Employment Training Center be placed along Grand Teton, along with their entrance, since there was already a maintenance shed on Grand Teton for Silverstone Golf Course and the back walls of homes in the higher density section of Silverstone. I also requested that the massive, two-story, 56 unit apartment complex be broken down into residential houses similar to what was currently located on New Vista's property. There were many other requests that I made, including the reduction of parking spaces, height restrictions, closing Rainbow as an entrance, lighting, and having off site improvements on Rainbow as rural standards. Some of my requests were met, but many were not.

When I received the letter inviting me to another neighborhood meeting to discuss New Vista's major modifications, I was apprehensive and unsure of what was in store for me. I was pleasantly surprised at the new site plan. I was finally going to get what I had previously requested. One of my neighbors and I arrived at the meeting on July 7th at the same time, after the first two arrivals had left. We had the opportunity to ask questions for quite some time before any one else arrived. I expressed how happy I was with the new site plan. I told the representatives from New Vista and John Burke, the architect, how happy I was. I also expressed a few concerns and new conditions that I would like to see placed on the development. I told them that if they were able to meet those conditions, that I would support them fully. I received confirmation from New Vista's legal representation that my conditions/changes have been met along with changes that others at the meeting requested.

I would like to see the plan that New Vista modified for the August 9, 2011 Planning Commission meeting approved. I realize that my husband and I only represent one house, but we are one of the closest neighbors to New

Vista in the RE/RNP area, and we will be some of the most affected by your decision. We are not located in a gated community with a HOA to represent us like the people who live on the north side of Grand Teton. Instead, we can only hope that you see our plight and approve the plan by keeping the larger buildings and entrance on Grand Teton and the homes along Rainbow and the Orchard so that we can have a development that is compatible with us and the rest of our neighbors that are to the east and south of New Vista Ranch.

Thank you for taking the time to consider my request. I would be more than happy to discuss this with each and every one of you if you have any questions or comments.

Respectfully submitted,

Pam Bailey
6665 Jo Marcy Dr.
Las Vegas, NV 89131
(702) 658-7081