



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-40981** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH INC

Name of Applicant: " " "

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: _____

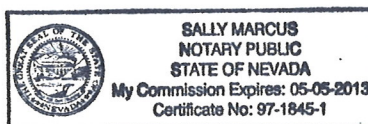
Signature of Property Owner: X Kelly P. Guzman

Print Name: KELLY PEGUZZANO, CEO

Subscribed and sworn before me

This 15 day of February, 2011

Sally Marc
Notary Public in and for said County and State



RECEIVED
FEB 16 2011



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

WAIVER OF CONDITION

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

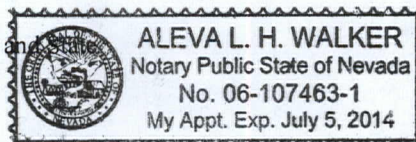
APPLICANT NEW VISTA RANCH INC. Contact KELLY DEGUZMAN, CEO
 Address P.O. BOX 80025 Phone: (702) 457-4577 Fax: (702) 457-1422
 City LAS VEGAS State NV Zip 89180
 E-mail Address KELLYDEGUZMAN@NEWVISTACOMMUNITY.ORG

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
 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



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>ROC - 40981</u>
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

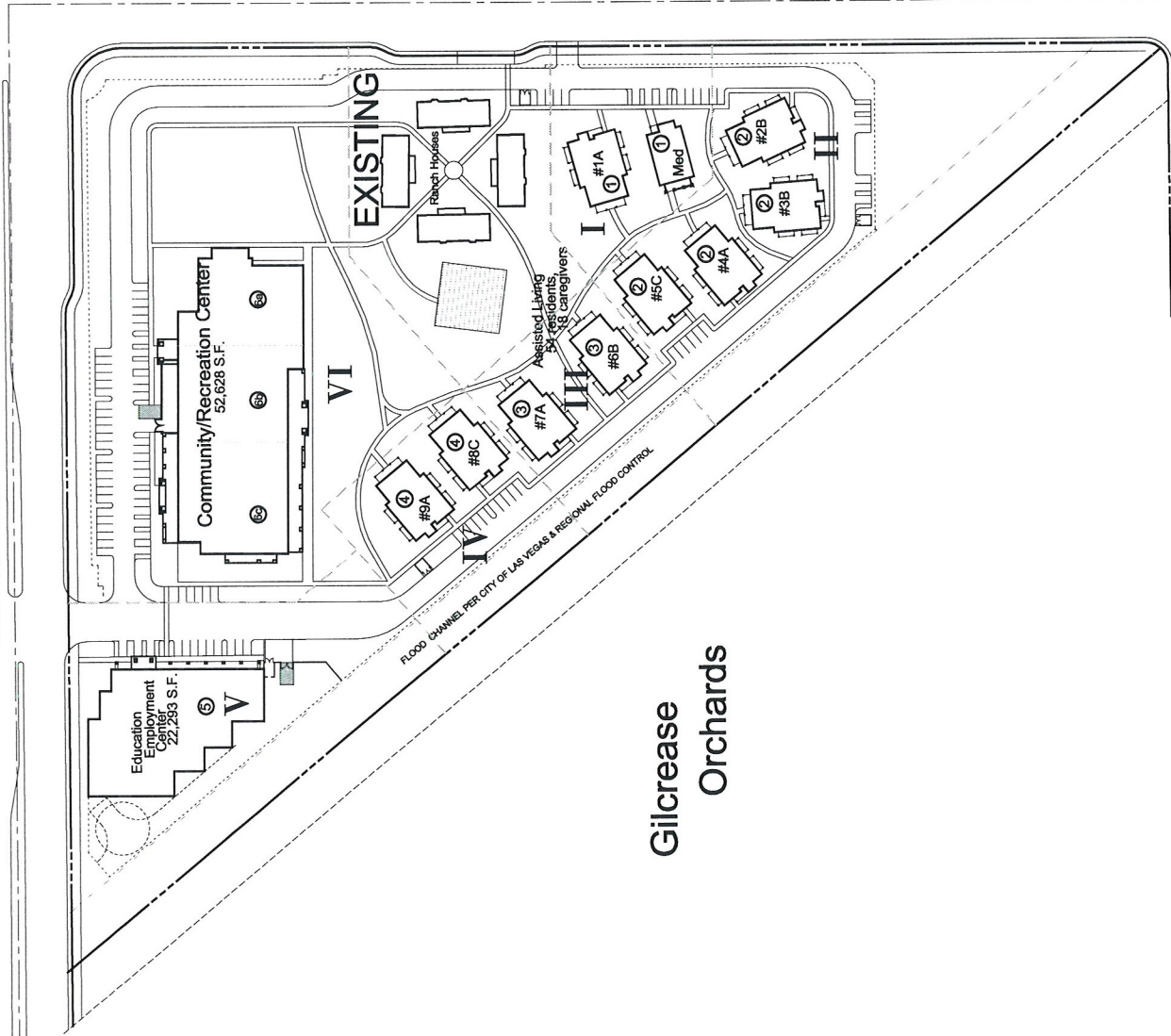
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

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



REVISÉ

GRAND TETON DRIVE



1 phasing plan

scale: 1" = 60'-0"

WHISPERING SANDS DRIVE

New Vista Ranch Phasing Plan:

1. Phase One - Build One New Residential Home and Onsite Medical Office
 - a. Utilize existing access to Rainbow Boulevard. No offsite improvements to Rainbow Blvd. or Grand Teton.
 - b. Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
2. Phase Two - Build Four (4) More Residential Homes
 - a. Build only onsite infrastructure to support four more homes.
3. Phase Three - Build Two (2) Additional Residential Homes
 - a. Construct offsite improvements to Grand Teton by developing a median opening within the existing half constructed median to allow both in and out circulation from the property to the north.
 - b. Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
4. Phase Four - Build Two (2) Remaining Residential Homes
 - a. During this phase of development, and prior to receiving the occupancy permit for the first building in this Phase, commence construction of the offsite improvements to Rainbow Boulevard. The improvements to Rainbow Boulevard must commence and be completed within 180 days.
 - b. Full offsite improvements to Grand Teton once 1) the construction of the either the mini business workshop building or the recreation center is commenced; 2) adjacent properties have constructed Grand Teton to the New Vista's property or 3) when requested by the City of Las Vegas Public Works Department based upon need for improved traffic circulation.
5. Phase Five - Construction of the Mini Business Workshop Building
6. Phase Six - Construction of the Recreation Center

RECEIVED
FEB 16 2011

A1b

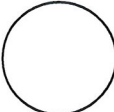
sheet no.	21011
date	2/10/11
proj. no.	2010-18
dwn. by	
chd. by	

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

jd architect
architect

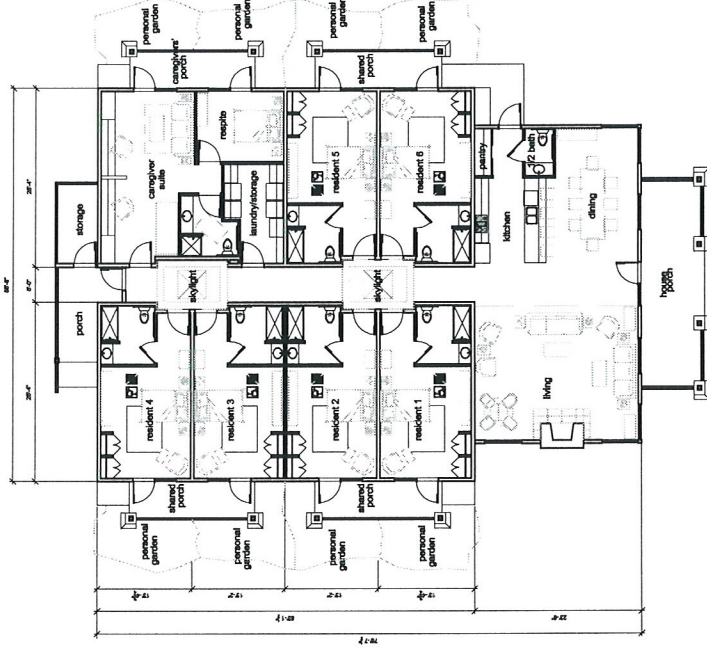
revisions	
1	10/10/10
2	10/10/10
3	10/10/10
4	10/10/10
5	10/10/10
6	10/10/10
7	10/10/10
8	10/10/10
9	10/10/10
10	10/10/10
11	10/10/10
12	10/10/10
13	10/10/10
14	10/10/10
15	10/10/10
16	10/10/10
17	10/10/10
18	10/10/10
19	10/10/10
20	10/10/10
21	10/10/10
22	10/10/10
23	10/10/10
24	10/10/10
25	10/10/10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

10/10/10



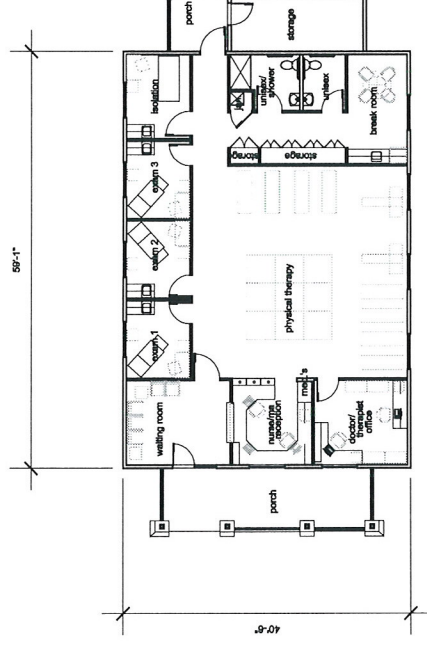
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSS
5	PELLE DOOR/WINDOWS
6	WOOD SILING
7	PHOTOVOLTAIC ARRAY



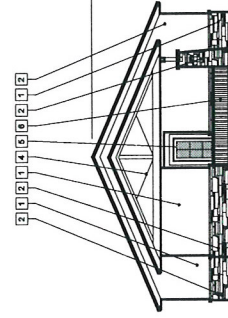
3 floor plan Assisted Living Module

NET BUILDING AREA: 4,070 S.F.

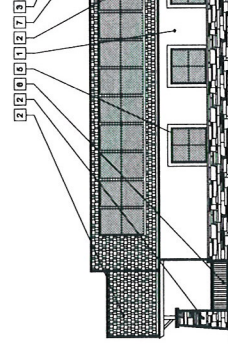


2 floor plan Medical/Therapy Office

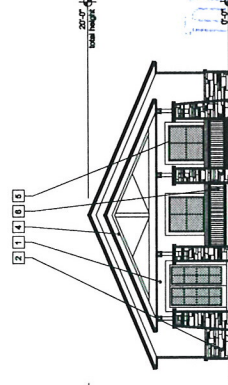
NET BUILDING AREA: 2,394 S.F.



typical rear



typical side



front

1 exterior elevations

Medical/Therapy Office

FEB 16 2011

ROC-40981

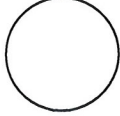
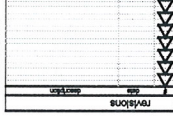
SDR-40980

A3

sheet no.	A3
date	2/16/11
proj. no.	2010-48
drawn by	
checked by	

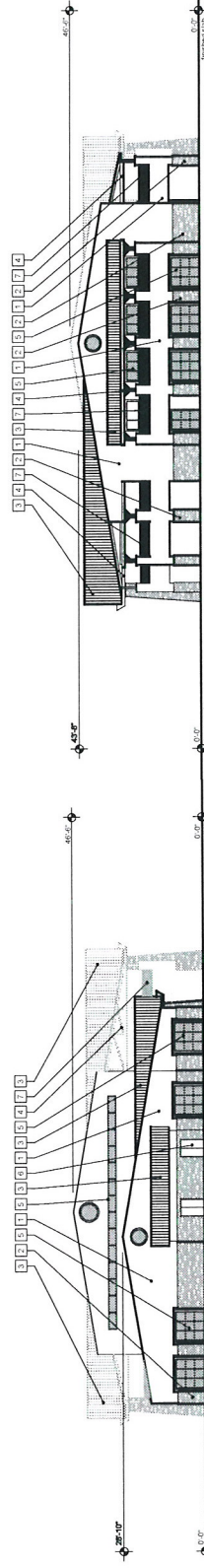
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas
Nevada

jdB
architect



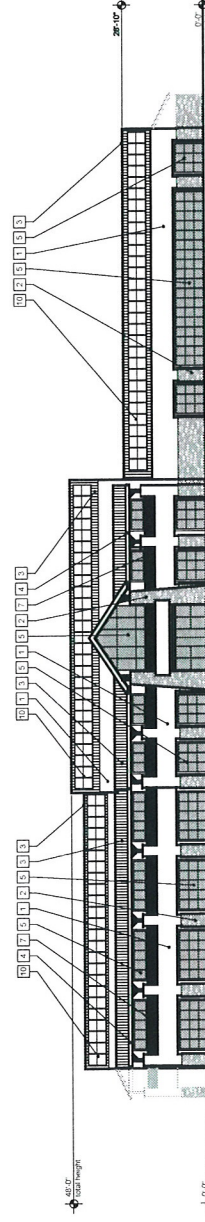
keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STONEFRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LEFT PIN LOCK/MATCH
10	PHOTOVOLTAIC ARRAY

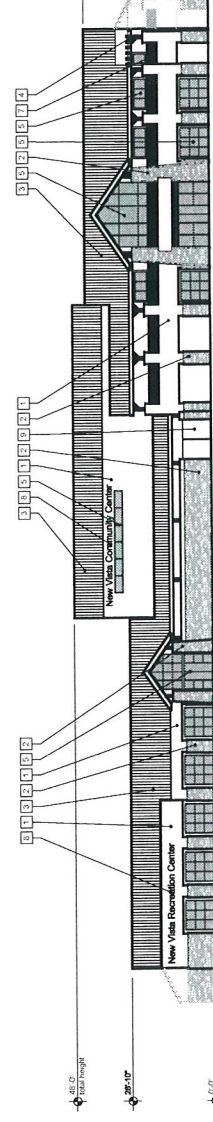


east

west



south



north

conceptual elevations

1

SCALE: 1" = 20'-0"

Community/Recreation Center

ROC-40981

SDR-40980

A4

sheet no.

date

2/10/11

proj. no.

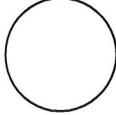
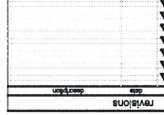
2010-46

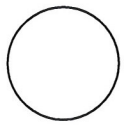
drawn by

chd. by

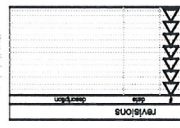
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
City of Las Vegas
Nevada

jd
architect





0211



jd architect

City of Las Vegas
Education & Employment Center
Nevada

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
Education & Employment Center
Nevada

date	2/10/11
proj. no.	2010-49
dwn. by	
chd. by	

sheet no. A5

New Vista Community Community & Recreational Center

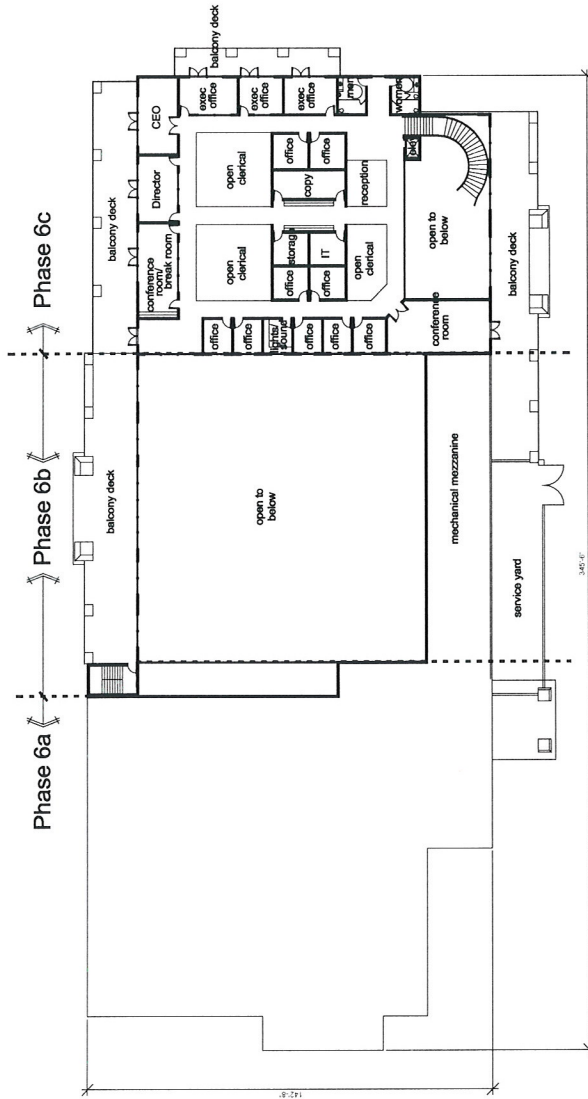
Area Summary

Phase 6a		
A: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	16,904 S.F.	
Phase 6b		
B: MULTI-PURPOSE GYMNASIUM	11,749 S.F.	
C: KITCHEN	2,140 S.F.	
SUBTOTAL:	13,889 S.F.	
Phase 6c		
D: LOBBY/RECEPTION/RESTROOMS/ MULTI-PURPOSE ROOMS/ HOLDING KITCHEN/STORAGE	11,910 S.F.	
E: CORPORATE OFFICES	9,925 S.F.	
SUBTOTAL:	21,835 S.F.	
COMMUNITY/REC CENTER BLDG. TOTAL:	52,628 S.F.	

NOTE: NO RETAIL USES ARE SHOWN

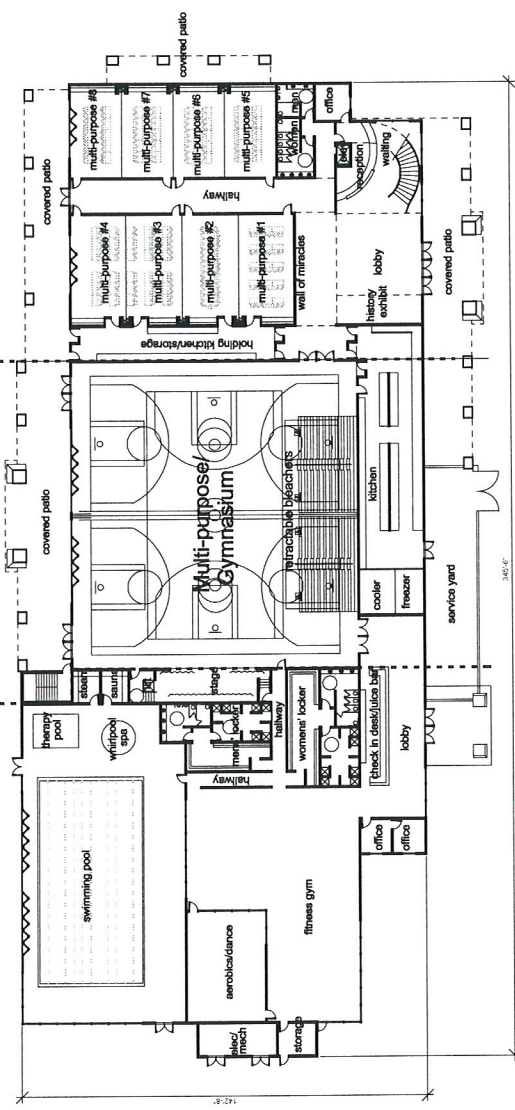
RECEIVED
FEB 16 2011

ROC-40981
SDR-40980



Second Floor

Phase 6a 16,904 s.f.
Phase 6b 13,889 s.f.
Phase 6c 21,835 s.f.



First Floor

floor plans

1

SCALE: 1" = 20'-0"

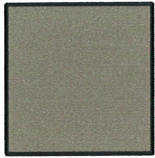
keynotes

22,293 s.f.

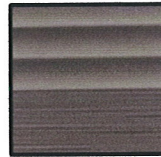


SCALE: 1/16" = 1'-0"

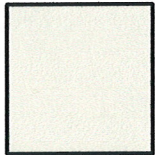
COLOR/MATERIALS BOARD



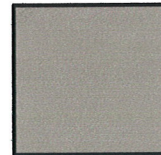
(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



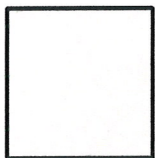
(F) storefront framing:
ab-4 medium bronze



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



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



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



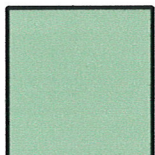
(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitterroot'



(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'

RECEIVED
FEB 16 2011

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

ROC-40981
SDR-40980

jdB
architect

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