



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: _____

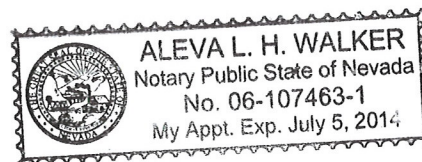
Signature of Property Owner: *Kelly Deguzman*

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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APR 13 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
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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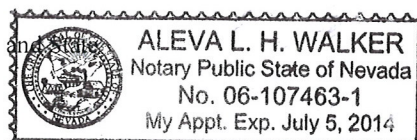
REPRESENTATIVE CHRIS KAEMPFER/JOHN BURKE Contact KCRG&F/JOHN BURKE ARCHITECT
 Address 8345 W. SUNSET RD. #250/3471 W. OQUENDO RD. #301 Phone: 792-7000 Fax: 796-7181
876-4863 876-9355
 City LAS VEGAS State NV Zip 89113/89118
 E-mail Address INFO@KCNVLAW.COM/JBURKE@JBURKEARCHITECT.COM

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

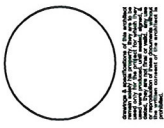
FOR DEPARTMENT USE ONLY

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



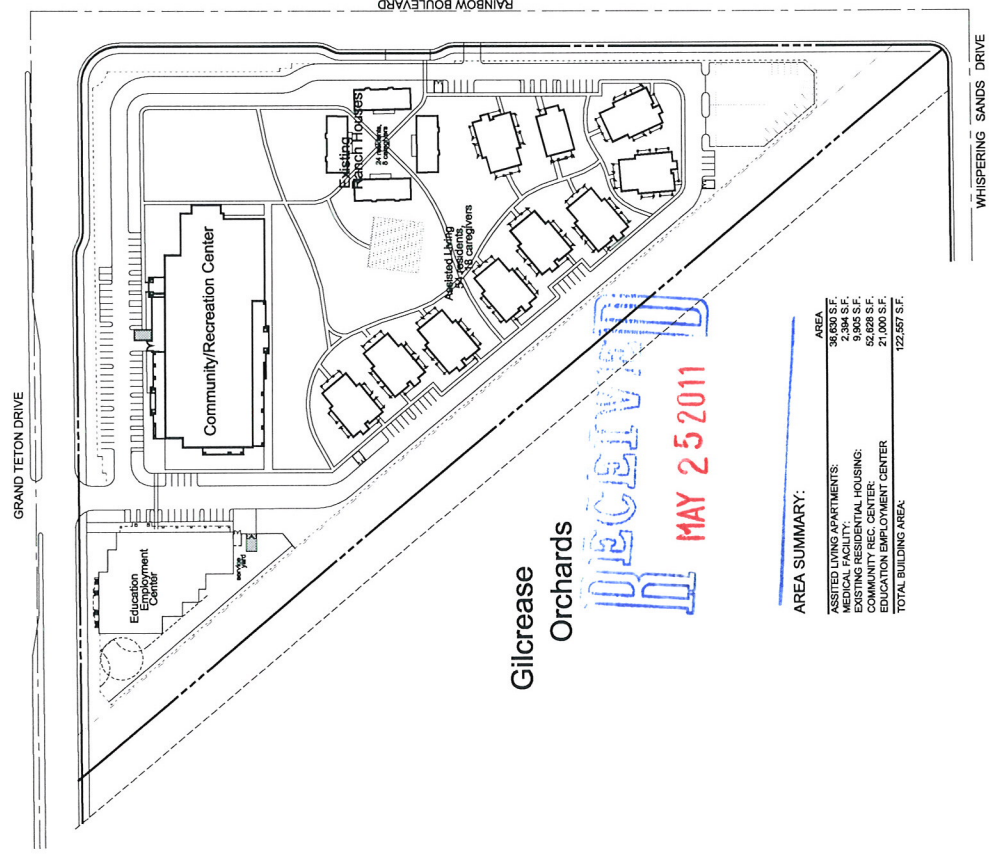
PROPOSED & EXISTING LIVING APARTMENTS, MEDICAL FACILITY, COMMUNITY RECREATION CENTER, EDUCATION EMPLOYMENT CENTER, MINIBUSINESS WORKSHOP, EXISTING RANCH HOUSES, EXISTING RESIDENTIAL HOUSING, COMMUNITY REC. CENTER, EDUCATION EMPLOYMENT CENTER, TOTAL BUILDING AREA

jdB
architect
3000 South Main Street, Suite 100, Las Vegas, NV 89102
702.733.4444
info@jdbarchitect.com

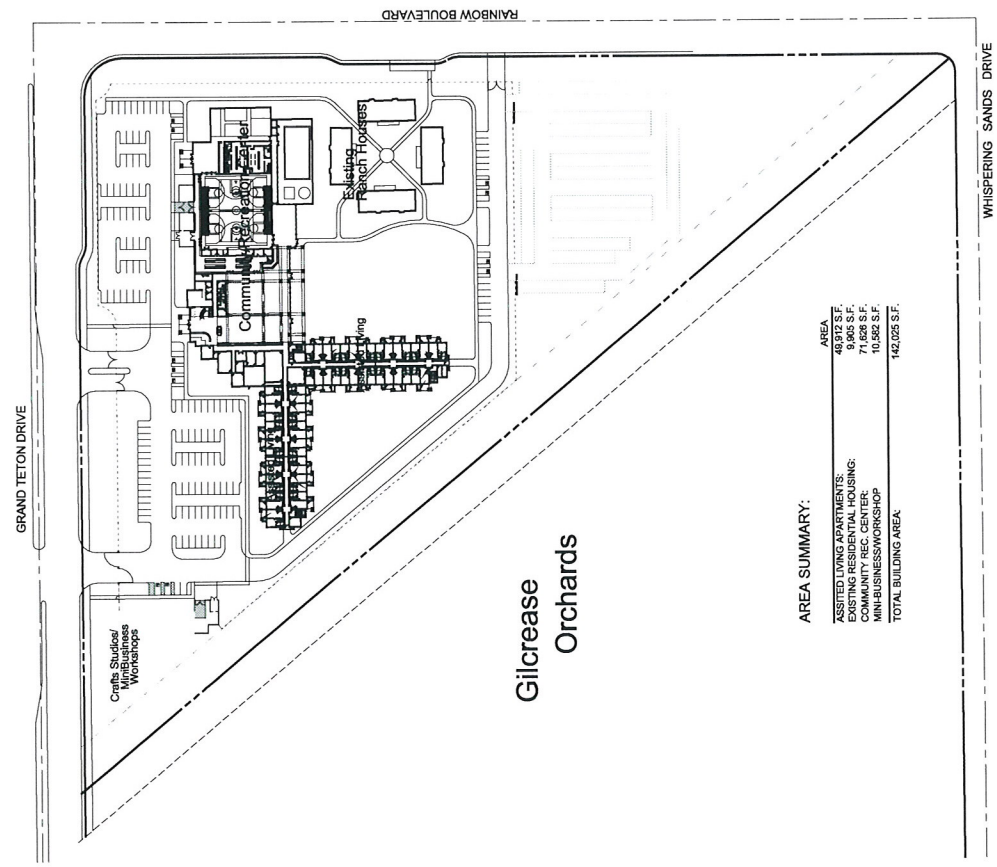
City of Las Vegas
Education & Employment Center
Assisted Living Residential Units
New Vista Community

date	5/24/11
prof. no.	2010-43
drawn by	
checked by	

Sheet no. **A1b**



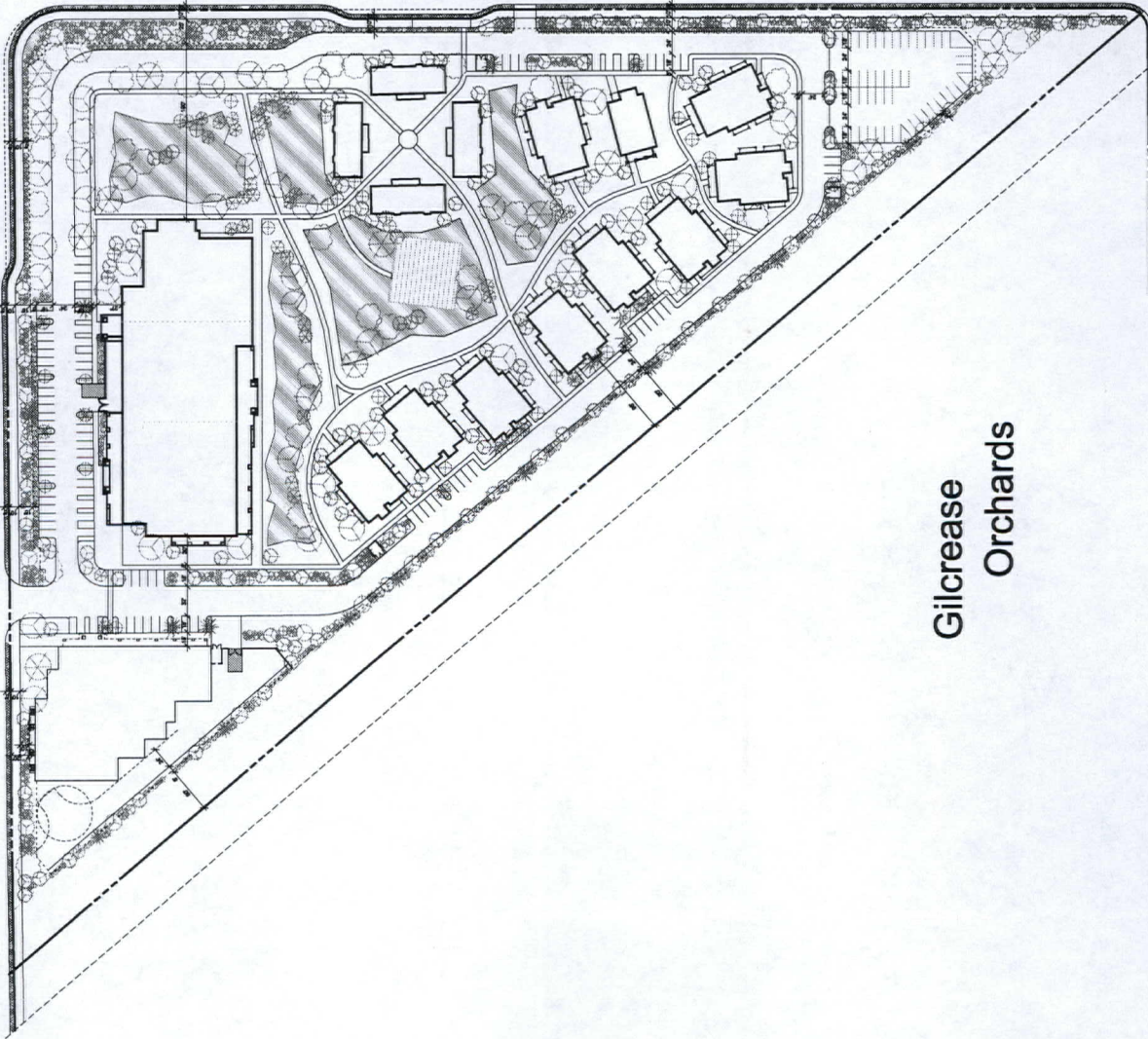
1 Site Plan (proposed)
no scale



2 Site Plan (previously approved)
no scale

MOD-41437 ROC-40981
SDR-40980 REVISED

GRAND TETON DRIVE



RAINBOW BOULEVARD

Gilcrease
Orchards

WHISPERING SANDS DRIVE

1 Landscaping Plan

scale: 1" = 60'-0"

landscape legend

SYMBOL	LARGE TREES	TYPE	SIZE
	BLACKWATER HONEY LOCUST Banksia	LARGE DECIDUOUS	24" box
	MEXICAN PALM VERDE Persea	MEDIUM EVERGREEN	15 gallon
	CHITALPA	LARGE DECIDUOUS	24" box
	MESQUITE Prosopis	LARGE EVERGREEN	24" box
	CALIFORNIA PEPPER Rhus	MEDIUM EVERGREEN	15 gallon
	BLUE PALM VERDE Cordia	MEDIUM EVERGREEN	24" box
	SWEET ACACIA Acacia	MEDIUM EVERGREEN	24" box
	SHOEBRING ACACIA Acacia	MEDIUM EVERGREEN	15 gallon
	CHASTE TREE Vitex	MEDIUM EVERGREEN	15 gallon
	AFRICAN BAMAC Rhus	MEDIUM EVERGREEN	24" box
SYMBOL	SMALL TREES	TYPE	SIZE
	EVERGREEN EUCALYPTUS Eucalyptus		5 GAL
	TEXAS RANGER Leucophyllum		5 GAL
	FEATHER CALAMUS Cordia		5 GAL
SYMBOL	GROUND COVER	TYPE	SIZE
	MEXICAN FRANKLINIA Cordia		1 GAL @ 12" o.c.
	GRASS		2 GAL @ 12" o.c.
	DWARF COYOTE BRUSH Baccharis		1 GAL @ 12" o.c.
	Native Grasses		

NOTE: ALL INDOOR LANDSCAPING
GROUND COVER TO BE MATCH THE LANDSCAPE
GRAVEL OF THE ADJACENT LOT

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JUN 13 2011

A1L

sheet no.

date

proj. no.

drawn by

checked by

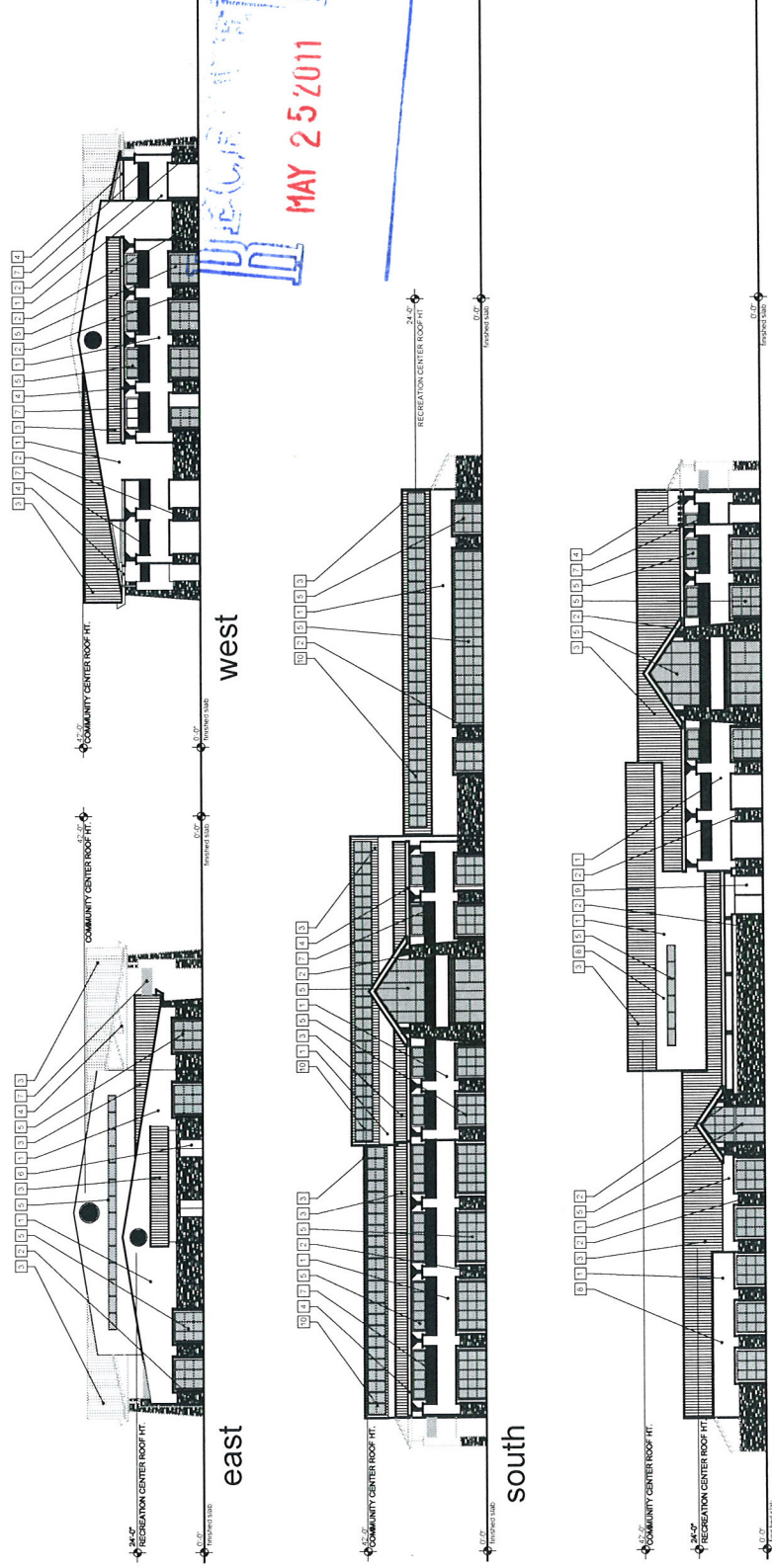
New Vista Community
Assisted Living Residential Units
Community & Recreational Center
City of Las Vegas
Nevada

jdb
architect

1000 South Main, Suite 100
Las Vegas, NV 89101
Tel: 702.735.1000
Fax: 702.735.1001
www.jdbarchitect.com

keynotes

#	description
1	STUCCO FINISH
2	STONE VENEER
3	STANDING SEAM METAL ROOF
4	TIMBER TRUSS
5	ALUMINUM STORE FRONT
6	HOLLOW METAL DOOR
7	WOOD RAILING
8	SIGNAGE BY OTHERS
9	PAIR OF STEEL TUBE GATES WITH STAMPED METAL BRACING AND LIFT PIN
10	LOCKMATCH
11	PHOTOVOLTAIC ARRAY



conceptual elevations

1

SCALE 1" = 20'-0"

Community/Recreation Center

A4

sheet no.

date

2010.03

proj. no.

2010.03

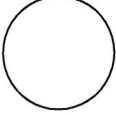
dwn. by

date by

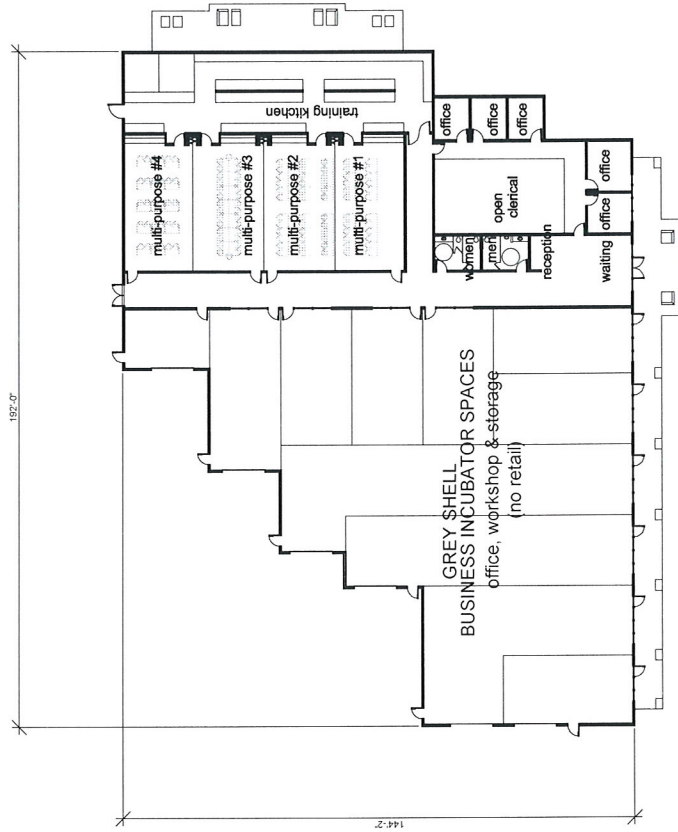
New Vista Community
Assisted Living Residential Unit
Community & Recreation Center
Education & Employment Center
City of Las Vegas
Nevada

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revisions	date	description
1	2010.03	initial design



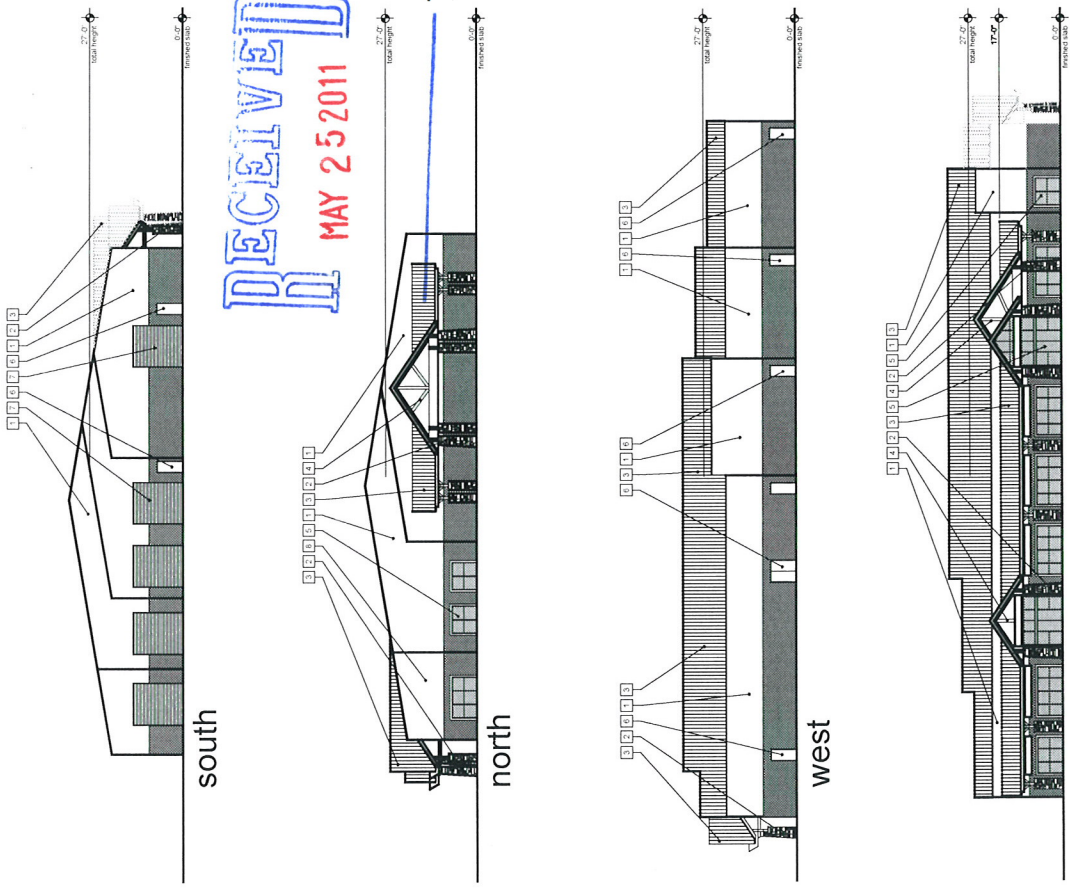
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5	ALUMINUM ST. GREENFRONT
6	HOLLOW METAL DOOR
7	ROLL UP DOOR
8	SIGNAGE BY OTHERS



2 floor plan employment & educational Center

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

21,000 s.f.



1 elevations

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

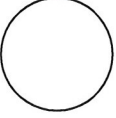
A6

date	5/22/11
proj no	2010-49
drawn by	
chd by	

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

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/22/11



MOD-41437 ROC-40981
SDR-40980 REVISED

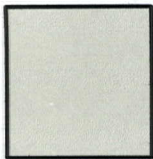
COLOR/MATERIALS BOARD



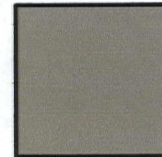
(A) stucco dark field:
Frazee - CL 2676A 'Tia Maria'



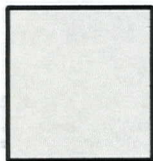
(F) storefront framing:
ab-4 medium bronze



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



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



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



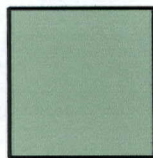
(H) cultured stone veneer:
Eldorado Stone - Mountain Ledge
'Bitterroot'



(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

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architect

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