

**New Vista Community Master Development Plan
And Developments Standards**

May 24, 2011

RECEIVED
MAY 25 2011

**MOD-41437 ROC-40981
SDR-40980 REVISED**

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1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards along with the Guidelines for this PD plan is to provide the parameters of development for the New Vista Community Project. The project is located on 15.05 net acres located at the Southwest Corner of Grand Teton and Rainbow Boulevard in the City of Las Vegas. In 2007, New Vista submitted a development plan that reflected its desire to develop the charities property. At the time, the property was zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). Based upon the proposed plan, the City of Las Vegas approved a General Plan Amendment, GPA-16578, a Zone Change ZON-16580, and a Site Development Review, SDR-16581 with the zoning approved to PD (Planned Development) and a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.

5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
9. Encouraging area sensitive site planning and design.
10. Contributing to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.

2.2 Minimum Site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the New Vista Community Project is 15.05 net acres.

3.0 New Vista Community Planned Development (PD)

3.1 History and Background

The New Vista Community was started back in the mid-eighties to provide for the needs of the adult intellectually challenged. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) to live and work independently and be a part of the general community. In the late eighties, New Vista was - donated 15 acres by the Gilcrease family in what was then Clark County. To date, with volunteer work and donations, four "ranch houses" have been built on this property. Each "ranch house" provides six adult residents with room and board and the supervision -by a non-handicapped caretaker couple. New Vista Community has evolved over the past twenty years, to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population by providing opportunities and support so they may experience life to the fullest..

3.2 Proposed Project Designation

Initially, the New Vista parcel was zoned RE with the proper use permits in unincorporated Clark County. Now that the land has been annexed into the City of Las Vegas, the property has been rezoned as a Planned Development with an approved Site Development Review. -. To achieve the goals and uses that are hereby proposed, a review of conditions for the approved SDR and Zoning Conditions is being requested.

3.3 Site Boundary

The boundaries of the New Vista Community, for which these guidelines are written, are described in Exhibit 8.A.

3.4 Permitted Uses and Standards

As defined in Chapter 19.06.050 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development Plan for that district. The uses to be permitted within the district must be specified in the adopted Master Development Plan for the district.

Planned Uses:

In the development of these facilities, New Vista Community's goal is to provide a portion of the adult intellectually challenged population a place to live and enjoy a positive lifestyle which to the fullest extent possible

"...assure(s) equality of opportunity, full participation, independent living and economic self-sufficiency..."¹. These facilities must provide an array of activities and services that will promote:

1. More independent functioning of the residents within a professionally supervised setting
2. More opportunity for the residents to enjoy interaction with other residents within the New Vista community.
3. "...cultural, civic, educational, medical....recreational..." fulfillment of the New Vista residents.

To achieve these goals, the following uses are proposed:

1. Allow existing residential facilities that provide living quarters for adult intellectually challenged residents and their supervising caregivers.
2. Allow new assisted living apartments for senior intellectually challenged residents
3. Allow offices for the administration of the New Vista community
4. Allow offices for professional medical care limited to:
 - a. Monitoring of the health and welfare of the residents
 - b. Minor medical care of the residents

- c. Provide Occupational and Physical Therapy for the residents
- d. Administration of the medical care facilities.

¹ Public Law 101-336, The Americans with Disabilities Act of 1990 (As Amended July 26, 1990), Section 2. Findings and Purposes, item 8.

- 5. Allow workshops to promote the training of the residents of New Vista in skills including, but not limited to:
 - a. Arts and crafts
 - b. Painting
 - c. Woodworking
 - d. Ceramics
 - e. Sculpture
 - f. Stained Glass
 - g. Jewelry
- 6. Allow central dining/banquet facilities
- 7. Allow recreational facilities including, but not limited to:
 - a. Community Center
 - b. Gymnasium
 - c. Pool and spa
 - d. Fitness/aerobics

The new facilities are for the use of New Vista Community, its members ² and its residents and are not open to the general public. The new facility shall not have retail sales and the intention of the ***“Education/Employment Center”*** is to encourage the development of the residents’ skills so that they might start businesses in other office locations. Any products produced by such “businesses” would be offered for sale at an appropriate offsite commercial location (e.g., the New Vista thrift store at *5220 West Charleston Boulevard*).

3.5 Special Events

New Vista Community, pursuant to their fundraising and/or social activities for their non-profit organization, may, with appropriate city approvals, hold up to sixteen (16) special events on site per year. Examples of these events include, but are not limited to the following:

- 1. Bachelor and bachelorette celebrity auction
- 2. Wine tasting gala and auction/silent auction
- 3. Masquerade ball and auction/silent auction
- 4. Special Olympics competitions
- 5. Golf Tournament (held off-site)

² members are those intellectually challenged individuals living in southern Nevada and their immediate families and guardians

3.6 Future Expansions or Alterations

Any significant revision of the plans as initially approved shall be subject to a Site Plan Development Review by the City Council at a Public Hearing. This public hearing shall require notice to all property owners within a one half mile radius of the Property, except that written notice of such public hearing shall extend south to Elkhorn Avenue. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Setbacks *and Height*

	<i>Grand Teton</i>	<i>Rainbow</i>	<i>Gilcrease Orchard</i>
<i>Community/ Rec Building</i>	<i>100 ft.min.</i>	<i>200 ft min..</i>	<i>150 ft. min.</i>
<i>Education/Employment Ctr.</i>	<i>20 ft.min.</i>	<i>600 ft. min</i>	<i>70 ft. min..</i>
<i>Assisted Living Buildings</i>	<i>300 ft.min.</i>	<i>50 ft. min.</i>	<i>70 ft. min.</i>
<i>Medical Building</i>	<i>300 ft.min.</i>	<i>50 ft. min.</i>	<i>70 ft. min.</i>

Minimum separation between buildings to be 15 feet

Existing Ranch House Buildings to remain as built

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks
4. Landscaping and related irrigation

5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Service and loading area yards shall be screened from adjacent streets pursuant to Title 19.

4.4 Parking, Driveways and Circulation

1. *Parking required*

There shall be 100 parking spaces as stated in the Conditions of Approval for ZON-16580.

2. Handicapped Parking

The appropriate handicapped spaces shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

3. *Driveways*

The existing driveway on Rainbow Boulevard shall provide access to the site in Phases I and II. In Phase III, all public access shall be from the newly constructed driveway on Grand Teton. In Phase III, the Rainbow driveway shall be crash gated and limited to fire truck emergency access only.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming Builder, architect, etc. are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

Monument signage naming the Project shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs⁴ will be located at the two entrances and corner of property.

³ Landscape gravel shall be as approved by the City of Las Vegas planning staff.

⁴ Monument signs are to be one hundred twenty square feet in area maximum, 6 feet high maximum, and if illuminated shall not have exposed neon.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19.

4.7 Fences and Walls

All fences and walls shall be in accordance with the Title 19 and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. *Grand Teton street frontage to be as per Exhibit 6.j, "Multi-use Transportation Trail"*
2. *Rainbow Boulevard street frontage to be as per Exhibit 6.j, "Multi-use Transportation Trail"*

4.9 Transportation Plan and Traffic Impact Analysis

Pursuant to Title 19.06.050B.(1), the site plan depicts the transportation plan. The site is located on the southwest corner of the intersection between two major streets. See Exhibit 6h for the Traffic Impact Analysis. Due to the fact that the residents of the property do not own or drive vehicles, the conclusions of the traffic study that the development of the site will not generate a significant amount to traffic to the surrounding roadways are reasonable. New Vista has agreed that it will participate in future warranted offsite improvements if required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

With the assistance of New Vista, the City of Las Vegas and the Clark County Regional Flood Control District, these agencies have just completed the constructed a new drainage structure on the west side of the New Vista site. This structure collects and conveys floodwaters from Grand Teton and ties into a recently constructed storm water system for Rainbow Boulevard at its south

terminus. New Vista's Civil engineers are proposing to tie the on-site and offsite drainage into this storm water system subject to City of Las Vegas and the Clark County Regional Flood Control District approvals.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities. To this end, all building elevations shall be residential in character.

5.2 Style

The architectural character of the New Vista Community project is intended to be "Western" in design with architectural detail reminiscent of the Colorado Rockies and appropriate to a planned community development.

5.3 Building Height

The building heights shall be:

1. The maximum height for any building on the site shall not exceed 42 feet
2. The maximum height for those buildings fronting Rainbow Boulevard shall not exceed 24 feet
3. The maximum height of the Education Employment Center shall not exceed 27 feet.
4. The maximum height of the Assisted Living Units not exceed 24 feet.
5. The maximum height of the Medical Building shall not exceed 24 feet.

5.4 Mechanical Equipment / Trash Area Screening

Exterior mechanical equipment, whether roof or ground mounted, shall be screened on all sides in a manner aesthetically compatible with the architectural design of the buildings. Trash enclosures shall be aesthetically compatible with the architectural design of the buildings.

5.5 Building Materials and Finishes

1. Exterior Walls: Stucco/*EIFS*. Stone veneer. Painted concrete tilt-up walls. Split face masonry
2. Glazing: Reflective (22% max. reflectivity) *or* tinted glass
3. Roofing: Existing sloped roofs are to remain as is
New *low rise* sloped roofs to be concrete tile

EEC and Community/Rec Building sloped roofs are to be architectural grade standing seam metal. New flat roofs are to be built-up roofing

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area Illumination is to provide for entry areas and other people-gathering places. On-site lighting not permitted to shine offsite
3. Street lighting on Grand Teton only (if permitted by the City of Las Vegas)
4. Area illumination for the parking lot to be 20 feet maximum and shall be downcasting shoe box fixtures mounted on pole standards.
5. Service area lighting shall be contained within the service yard boundaries.
6. Landscape lighting shall be integrated into the overall project lighting design. Proper shrubs⁵ shall be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton or on the east side of Rainbow Boulevard

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. See the color and materials board, Exhibit 8.G.

5.8 Landscape Plan

All landscaping shall be installed in accordance with a landscape plan as submitted to and approved by the City of Las Vegas planning staff prior to the issuance of building permits.

6.0 Transfer Not To Relieve New Vista of its Obligations/Rights of Assignees and Transferees

Except as expressly provided herein, no assignment or transfer of all or any portion of the Property shall relieve New Vista of its obligation hereunder and such assignment or transfer shall be subject to all the terms and conditions of this document provided further that no such assignee or transferee shall be entitled to any rights or privileges under this document or otherwise with regard to the Property or the use thereof unless such assignee or transferee assumes in writing and in full all obligations and duties of New Vista under this document and as required by the conditions of zoning approval related to and imposed with regard to GPA-16578, SDR-40980, ROC-40981 and MOD-41437.

7.0 Modification of Master Development Plan and Standards

This document may be modified only in accordance with the provisions of the Las Vegas Municipal Code 19.060.050(G) and Title 19 shall govern any matter not specifically provided for in this Master Development Plan.

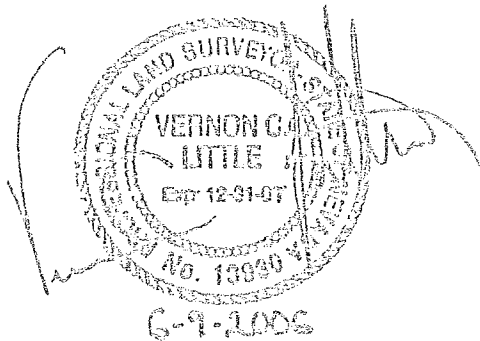
8.0 Exhibits

- A. Legal Description
- B. Land Use Map
- C. *A1 – Site/Landscaping Plan*
 - A1a – Phasing Plan*
 - A2 - Exterior Elevation – Assisted Living Buildings*
 - A3 – Floor Plans – Assisted Living and Medical Buildings*
 - . Exterior elevations – Medical Building*
 - A4 – Exterior Elevations – Community/Recreation Center*
 - A5 - Floor Plans – Community/Recreation Center*
 - A6 – Floor Plans & Ext. Elev.'s – Education & Employment Center*
- D. *Multi-Use Transportation Trail Street Sections*
- E. Preliminary Traffic Analysis
- F. Preliminary Drainage Analysis
- G. Color & Material Board

EXHIBIT A



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W O 6730
JUNE 9, 2006
BY SP
P R BY VCL
PAGE 1 OF 3

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY
LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND RAINBOW BOULEVARD,
FOR ZONING PURPOSES

LEGAL DESCRIPTION
ZONING

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, M D M , CITY OF LAS VEGAS, NEVADA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, SAME BEING
THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD AND GRAND TETON
DRIVE, THENCE SOUTH 00°17'29" WEST, ALONG THE EAST LINE OF SAID
NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF RAINBOW
BOULEVARD, 1302.32 FEET, THENCE SOUTH 89°55'38" WEST, DEPARTING
SAID EAST LINE, 50.00 FEET, THENCE NORTH 39°50'02" WEST, 1664.71
FEET; THENCE NORTH 00°12'31" WEST, 50.00 FEET, THENCE NORTH
89°47'29" EAST, 1098.16 FEET TO THE POINT OF BEGINNING, AS SHOWN
ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO
AND MADE A PART HEREOF

CONTAINING 17.76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER
METHODS

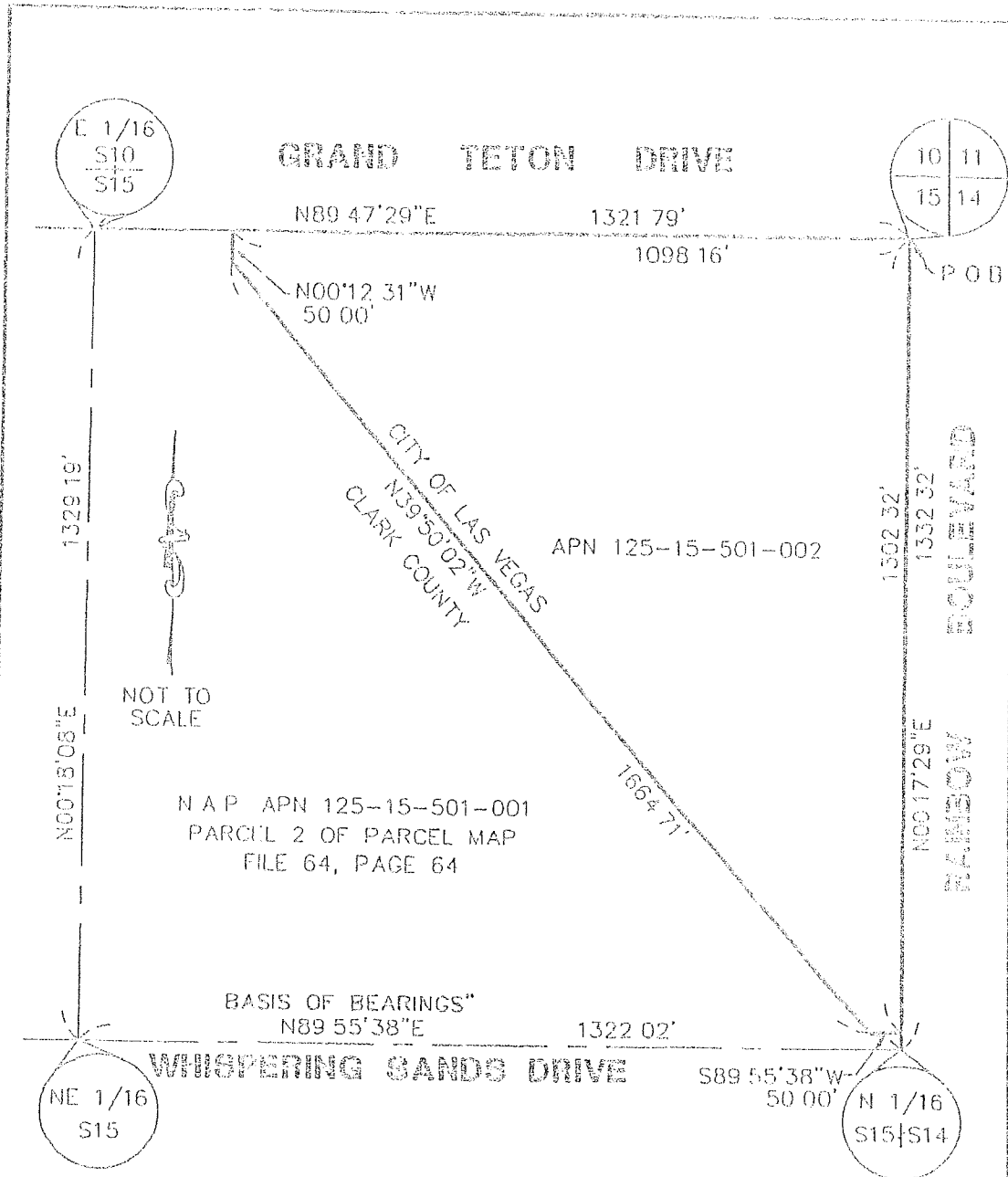
W O 6730
JUNE 9, 2006
PAGE 2 OF 3

BASIS OF BEARINGS
NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP
ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY,
NEVADA, IN FILE 64, OF SURVEYS, PAGE 64.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED
FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED
STATUTES

END OF DESCRIPTION

G \6730\LEGAL\LGL-ZONE doc
REF G \6730\LEGALS\6730LGL.dwg (LGL-ZONE)



VLM - Nevada

2727 S RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

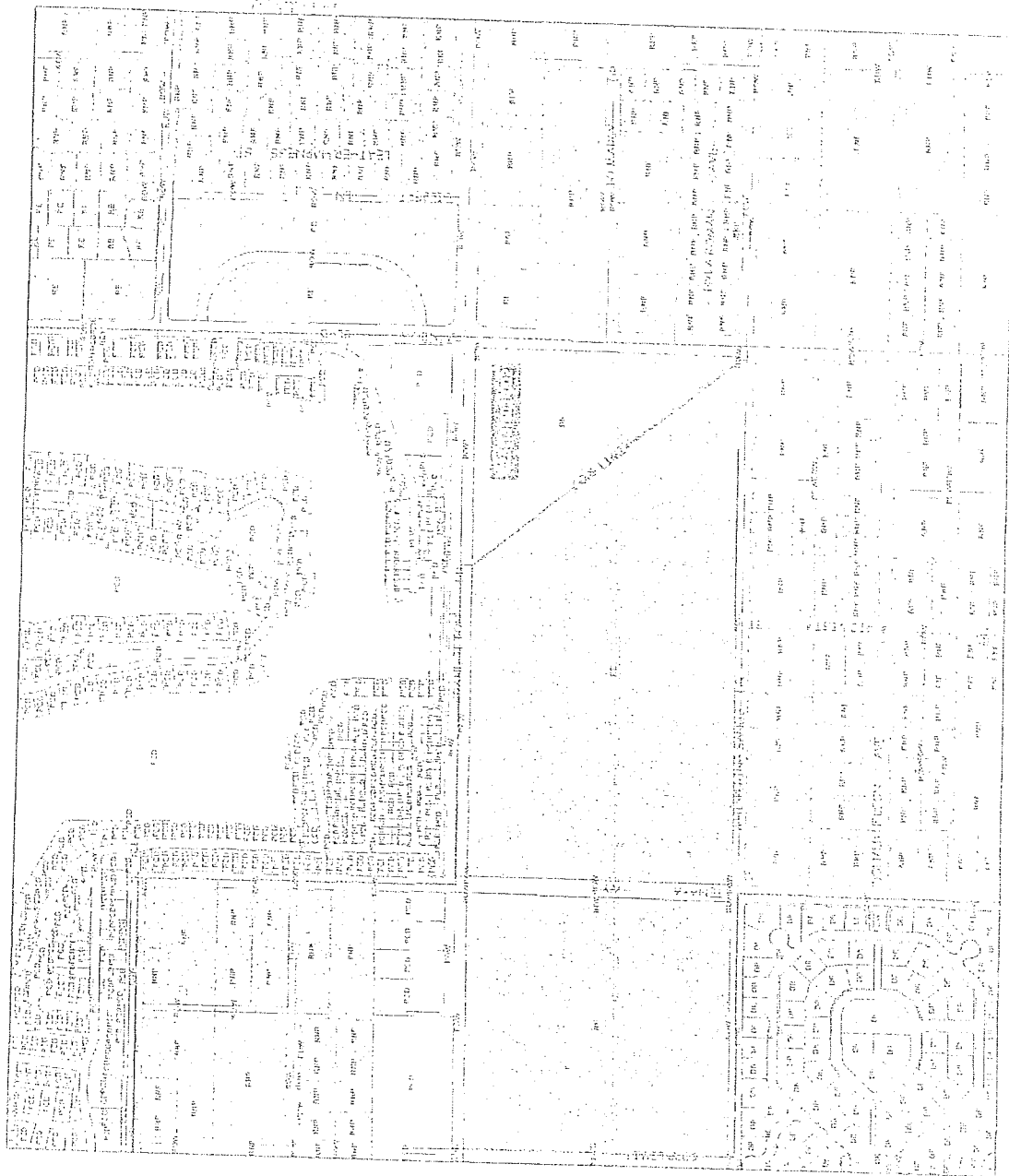
ZONE LEGAL

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SCALE	HORZ 1"=200'
	VERT N/A
W.D. NO.	6730
DRAWN BY	EP
DATE	09/09/04
SHEET	1 OF 1

EXHIBIT B

City of Los Angeles

Future Land Use Map



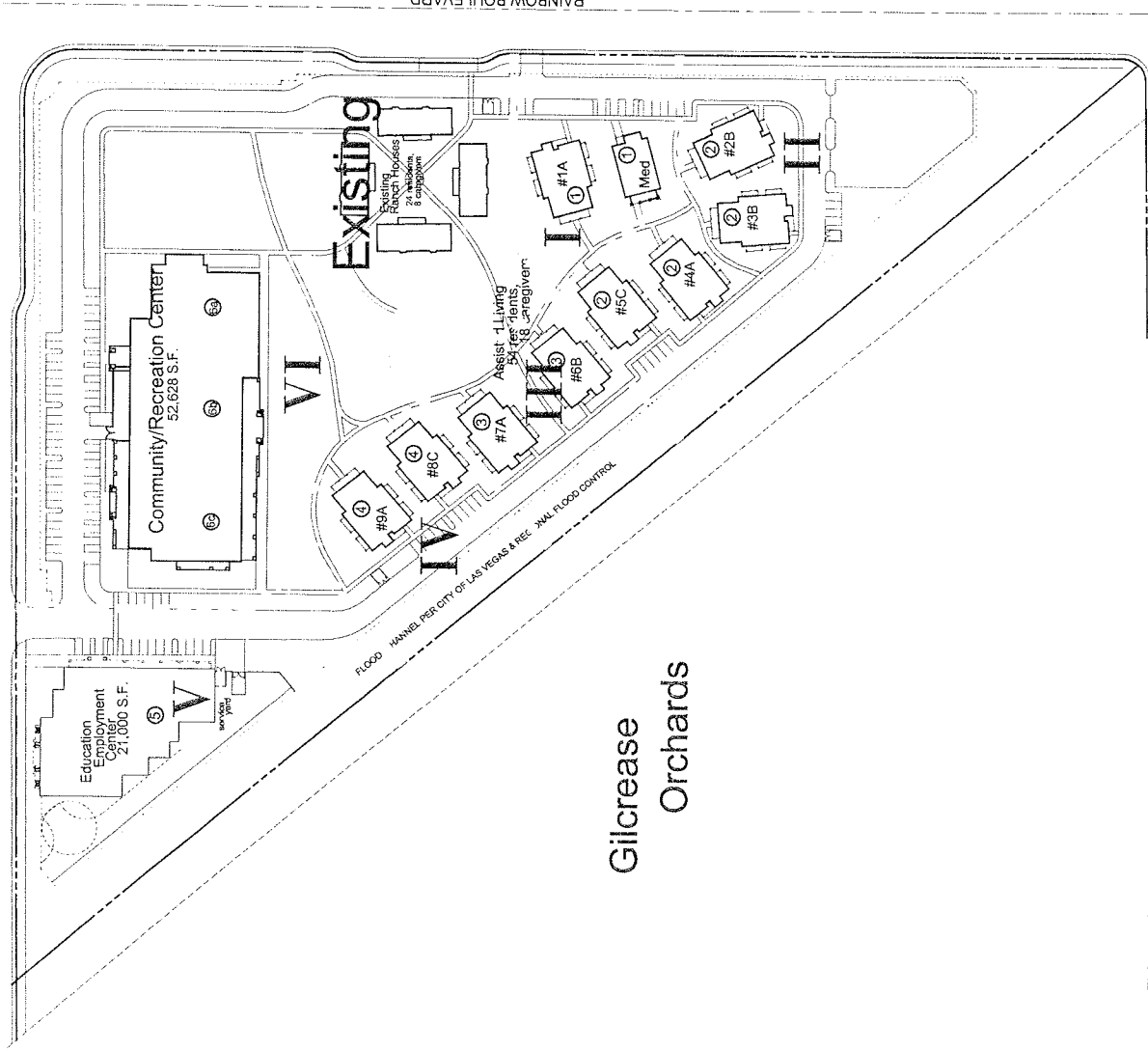
City of Los Angeles

EXHIBIT C

An aerial photograph of a city grid. A rectangular area in the center is outlined with a thick black line and labeled 'SITE LOCATION' with an arrow pointing to it. The grid consists of streets labeled with numbers and letters. The vertical streets are labeled 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The horizontal streets are labeled A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. The site location is situated between streets 10 and 15, and between streets A and D.



GRAND TETON DRIVE



Gilcrease
Orchards

1 Phasing Plan

scale: 1" = 60'-0"

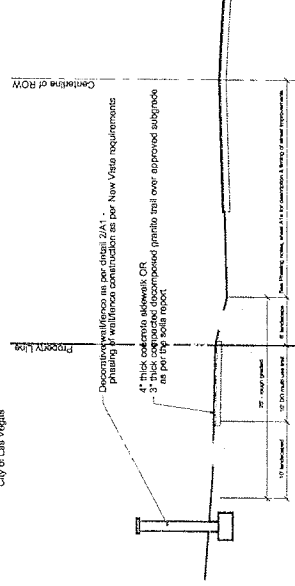
WHISPERING SANDS DRIVE

New Vista Ranch Phasing Plan:

- Phase One - Build One New Residential Home and Onsite Medical Office
 - Utilize existing access to Rainbow Boulevard. No onsite improvements to Rainbow Blvd. or Grand Teton except as noted in detail 2/A1a
 - Construct underground utility connections to adjacent public utilities in Rainbow Boulevard.
 - Construct non-standard multi-use trail on Rainbow street frontage consisting of:
 - rough graded frontage for a depth of 25'
 - desert landscaping for a depth of 25' except as noted
 - construct 10' wide decomposed granite pathway per detail 2/A1a
- Phase Two - Build Four (4) More Residential Homes
 - Construct non-standard multi-use trail on Grand Teton street frontage
- Phase Three - Build Two (2) Additional Residential Homes
 - Construct Grand Teton improvements as indicated on the Phasing Plan.
 - Construct onsite roadways to direct onsite vehicle circulation to the Grand Teton access point.
 - Construct fire truck crash gate on Rainbow to restrict access
- Phase Four - Build Two (2) Remaining Residential Homes
- Phase Five - Construction of the Education & Employment Center Building
 - Construct full offsites on Rainbow Boulevard as per approvals obtained at that point in time.
- Phase Six - Construction of the Recreation Center

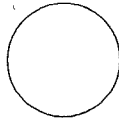
I
II
III
IV
V
VI

Landscaping to be demonstrated to meet as approved by the City of Las Vegas

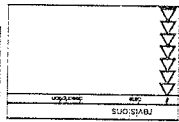


2 Non-standard rural multi-use trail

no scale



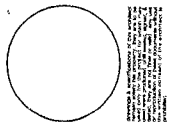
City of Las Vegas
New Vista Ranch
Phasing Plan
Sheet No. A1a



jd architect
3000 South Las Vegas Avenue, Suite 100
Las Vegas, NV 89119
702.735.1234
www.jdarchitect.com

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

sheet no.	A1a
date	5/26/11
proj. no.	2010-04
drawn by	
checked by	



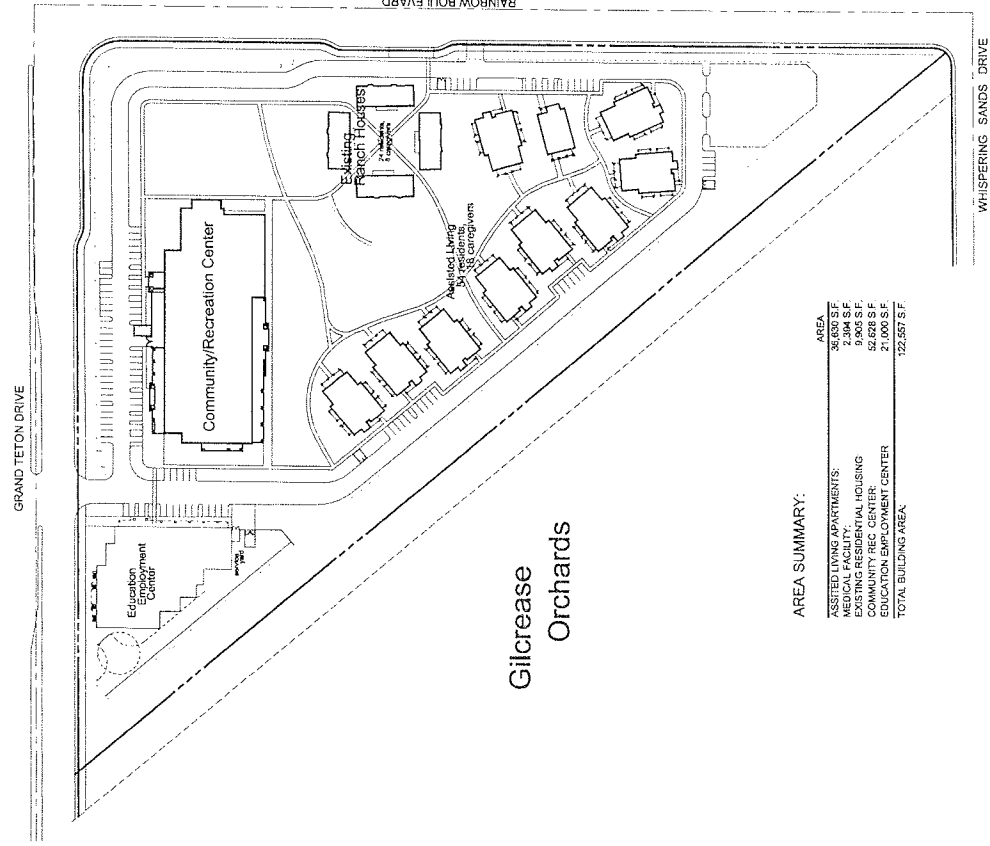
DATE: 01/11/11
PROJECT: NEW VISTA COMMUNITY
SHEET: A1b
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: AS SHOWN
NOTES: SEE ALL SHEETS FOR DETAILS
REVISIONS: [unintelligible]

RAINBOW BOULEVARD
WHISPERING SANDS DRIVE
GRAND TETON DRIVE

jd
B
architect

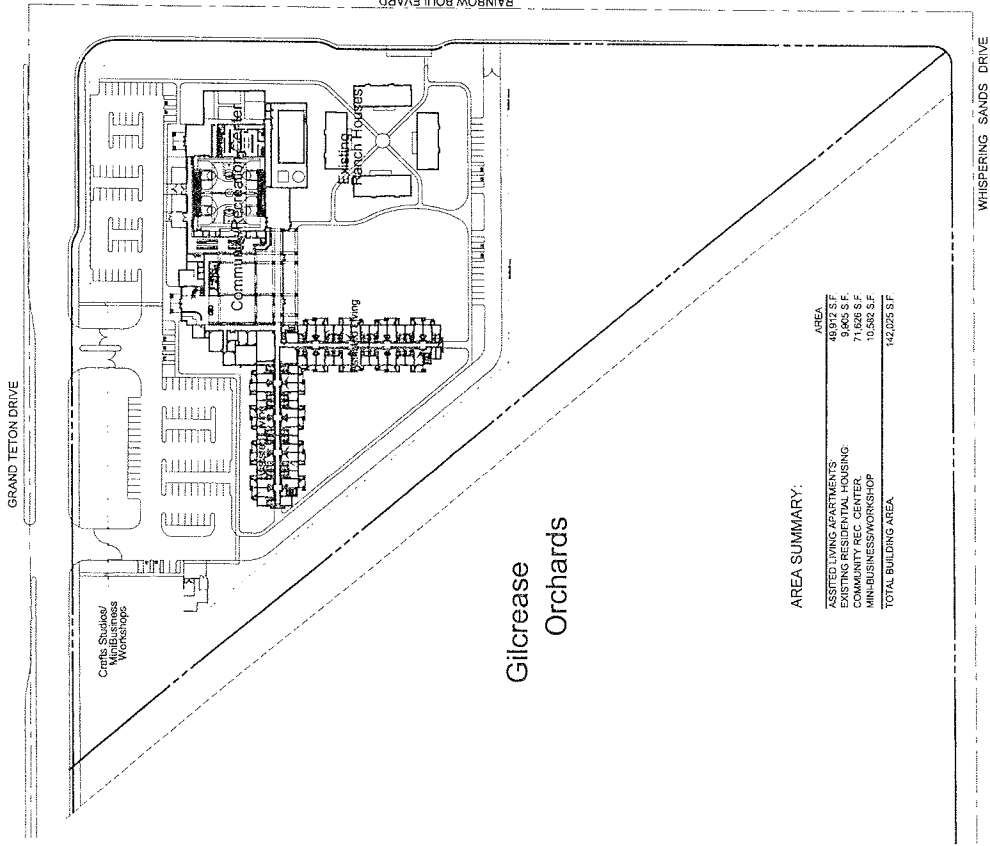
NEW VISTA COMMUNITY
Assisted Living Residential Units
Community & Employment Center
Education & Recreation Center
City of Las Vegas
Nevada

Sheet no. A1b
date 02/11/11
proj. no. 2010-10
drawn by [unintelligible]
checked by [unintelligible]



AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS	38,000 S.F.
MEDICAL FACILITY	2,304 S.F.
EXISTING RESIDENTIAL HOUSING	9,900 S.F.
COMMUNITY RECREATION CENTER	5,000 S.F.
EDUCATION EMPLOYMENT CENTER	21,000 S.F.
TOTAL BUILDING AREA	122,504 S.F.



AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS	48,912 S.F.
EXISTING RESIDENTIAL HOUSING	9,900 S.F.
COMMUNITY REC. CENTER	71,600 S.F.
EDUCATION EMPLOYMENT CENTER	10,000 S.F.
TOTAL BUILDING AREA	140,412 S.F.

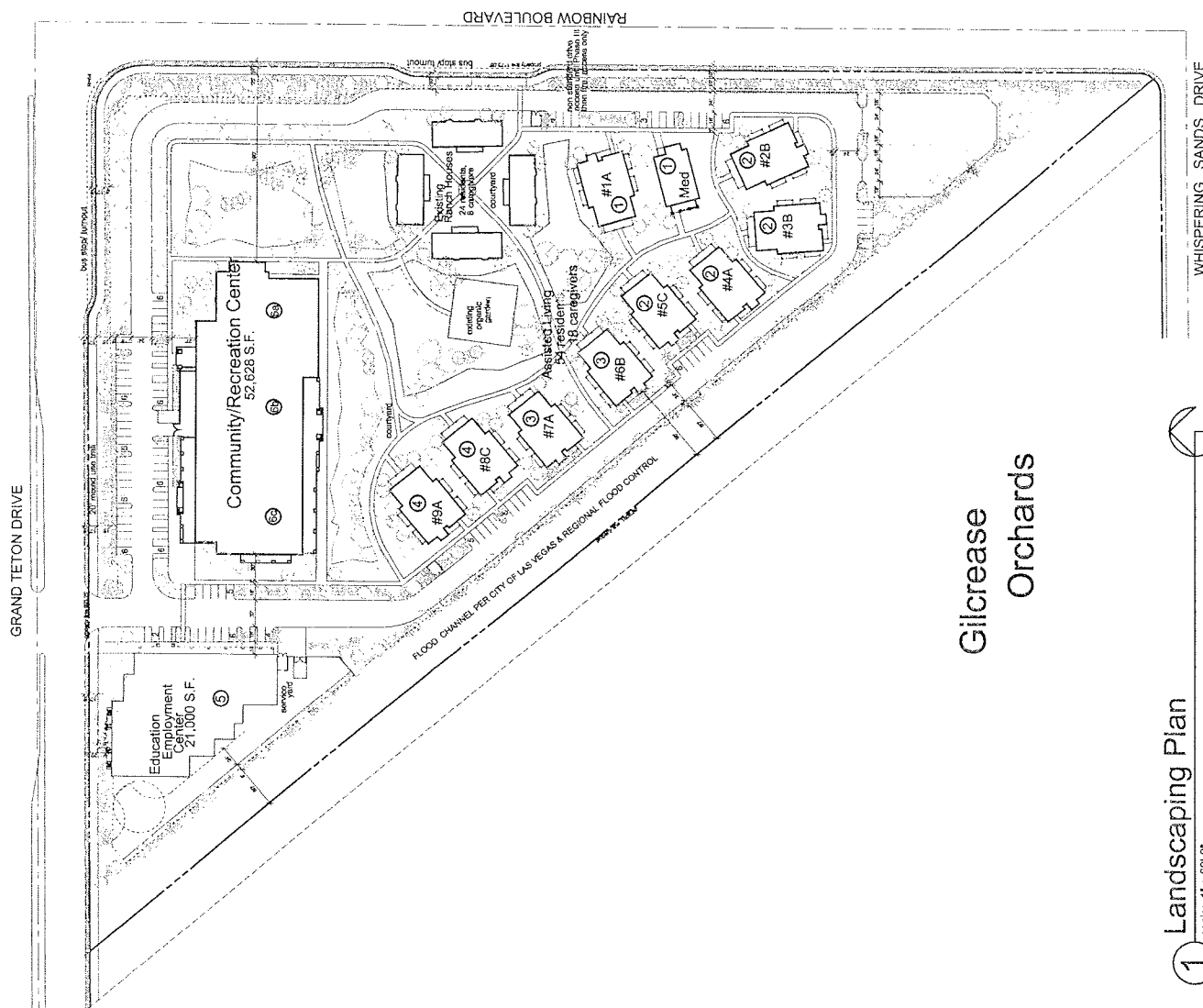
1 Site Plan (proposed)

2 Site Plan (previously approved)

landscape legend

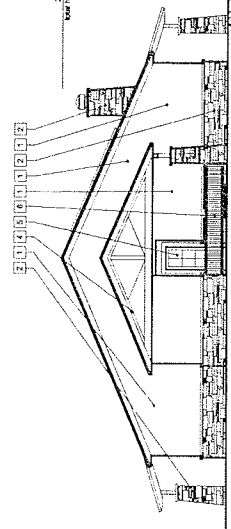
SYMBOL	LARGE TREES	TYPE	SIZE
	PAKISTANI HONEY LOCUST Gulistan	LARGE DECIDUOUS	24' to 30'
	MUGHAN PALM TREDE Pashan	MEDIUM EVERGREEN	15' to 20'
	CHITALPA	LARGE DECIDUOUS	24' to 30'
	MESQUIT Prospect	LARGE EVERGREEN	24' to 30'
	CALIFORNIA PEPPER Santitas	MEDIUM EVERGREEN	15' to 20'
	PAKISTANI CACAO Nasir, Haseem, etc.	MEDIUM EVERGREEN	15' to 20'
	DATEM TREE Vas	MEDIUM EVERGREEN	15' to 20'
	AFRICAN SUMAC Parks, etc.	LARGE EVERGREEN	24' to 30'
SYMBOL	SHRUBS	TYPE	SIZE
	INDONESIA BUSHY BUSH Erythrina, etc.	5' to 6'	5' to 6'
	COMMON WINTER GREENER Eucalyptus, etc.	5' to 6'	5' to 6'
	TEXAS RANGER Acacia, etc.	5' to 6'	5' to 6'
	FEATHERY CASUAL Cassia, etc.	5' to 6'	5' to 6'
SYMBOL	GROUND COVER	TYPE	SIZE
	MUGHAN PASHAN Desert, etc.	1' to 4'	1' to 4'
	HYPER CACAO Pashan, etc.	1' to 4'	1' to 4'
	PANAMA CROTON BRUSH Bougainvillea, etc.	1' to 4'	1' to 4'

NOTE ALL INORGANIC LANDSCAPE
GROUND COVER TO BE MATCH THE LANDSCAPE
GRAVEL OF THE ADJACENT LOT

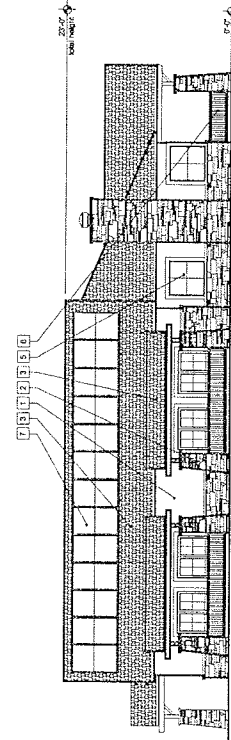


keynotes

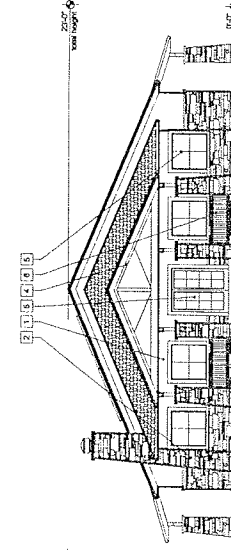
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1	STUCCO FINISH
2	STONE VENEER
3	CONCRETE ROOF TILE
4	TIMBER TRUSSE
5	PELTA DOOR-WINDOWS
6	WOOD RAILING
7	PHOTOVOLTAIC ARRAY



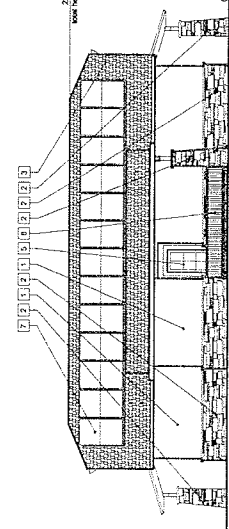
typical rear
Type C



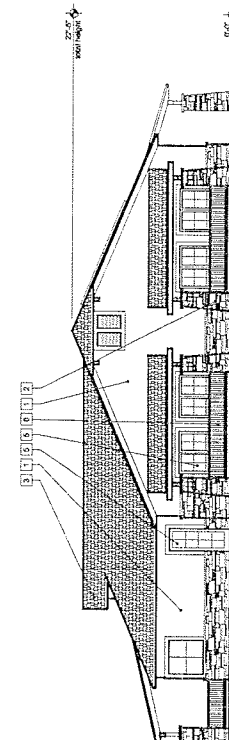
side



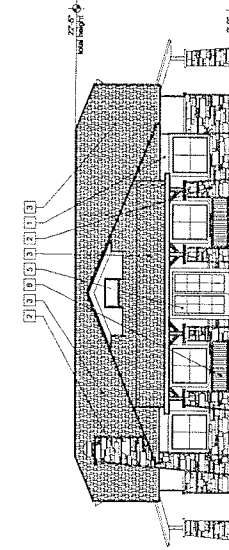
front



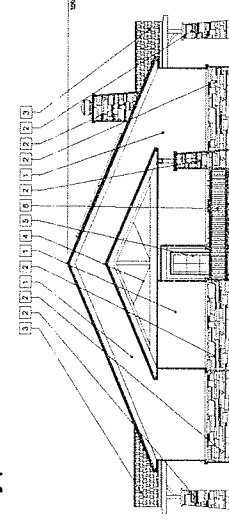
typical rear
Type B



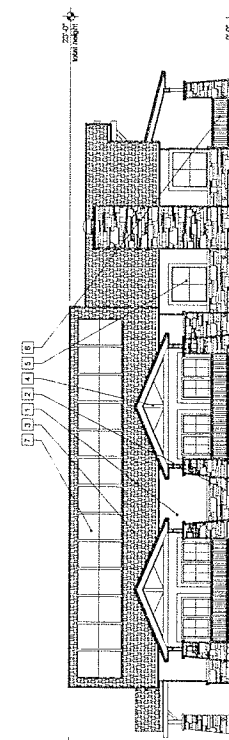
side



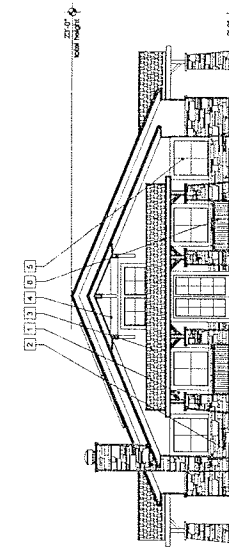
front



typical rear
Type A



side

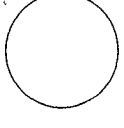
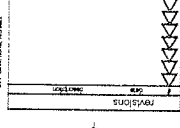


front

sheet no.	32011
date	2010-04
proj. no.	2010-04
draw. by	
chd. by	

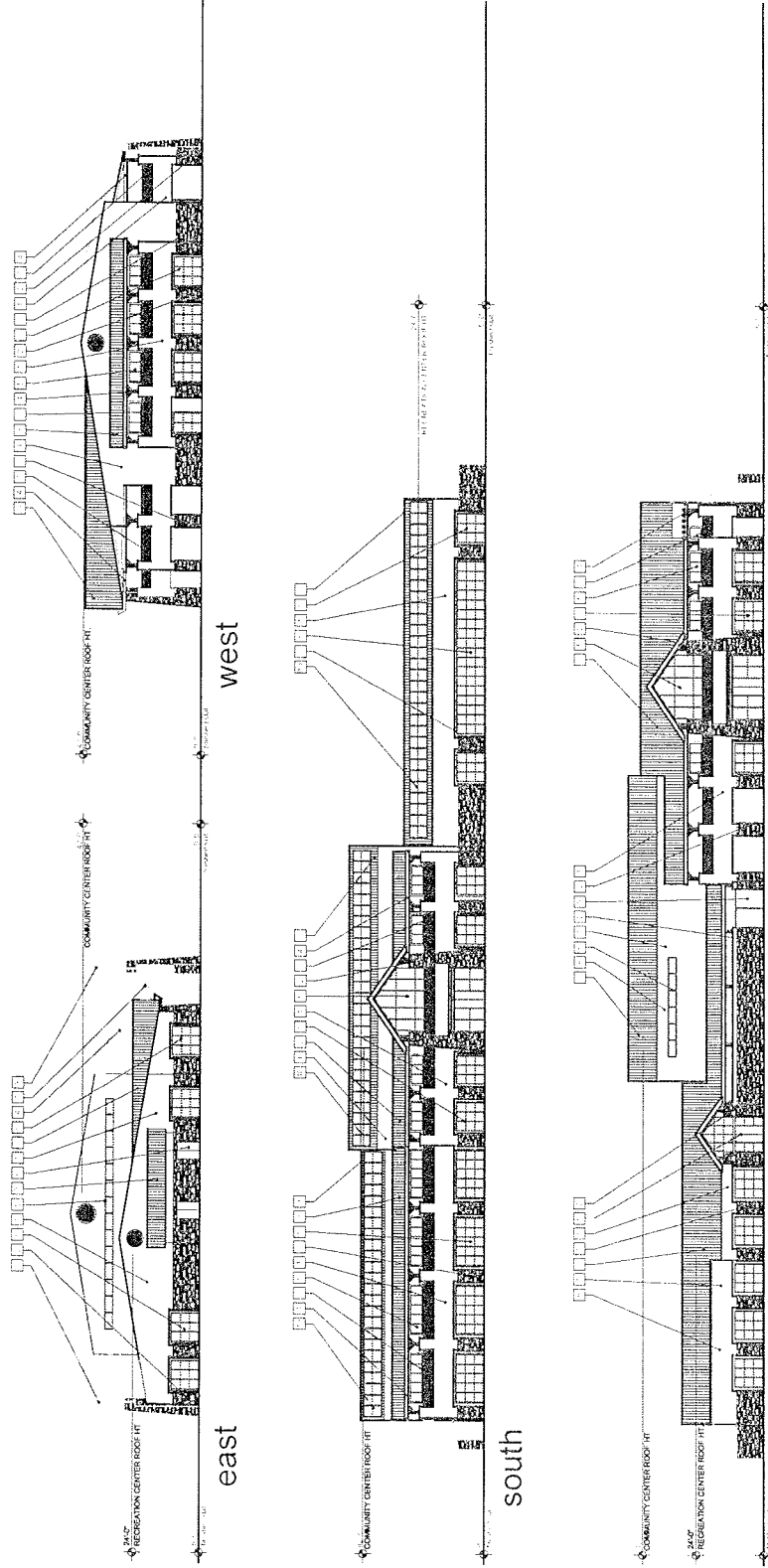
New Vista Community
Assisted Living Residential Units
Community & Employment Center
City of Las Vegas
Nevada

jd
architect



keynotes

#	DESCRIPTION	DATE
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3	3.00	10/1/10
4	4.00	10/1/10
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20	20.00	10/1/10



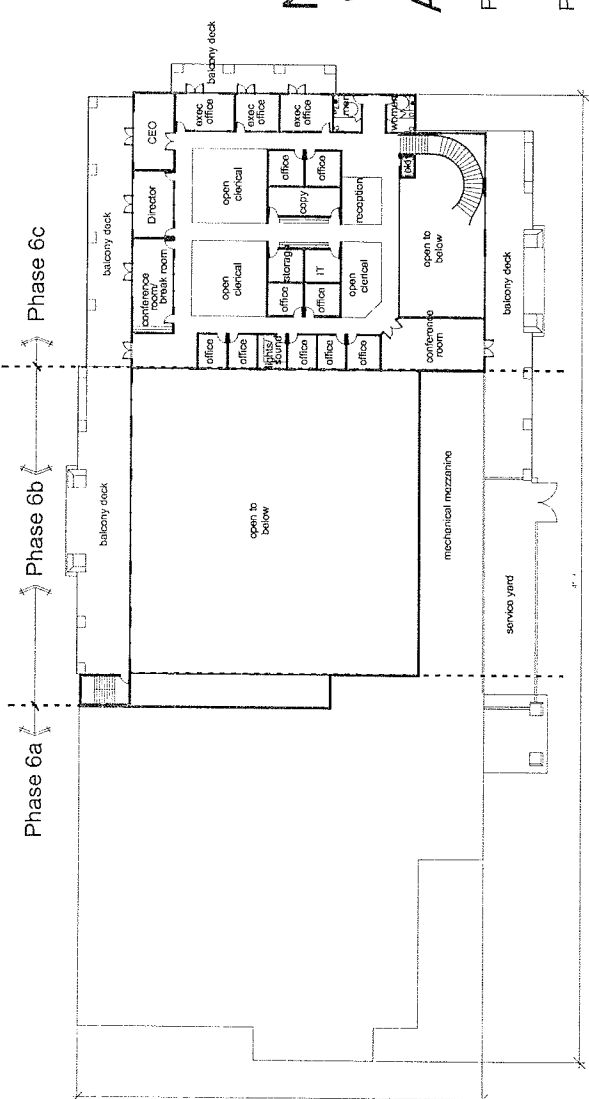
1 conceptual elevations
SCALE 1" = 20'-0"

Community/Recreation Center

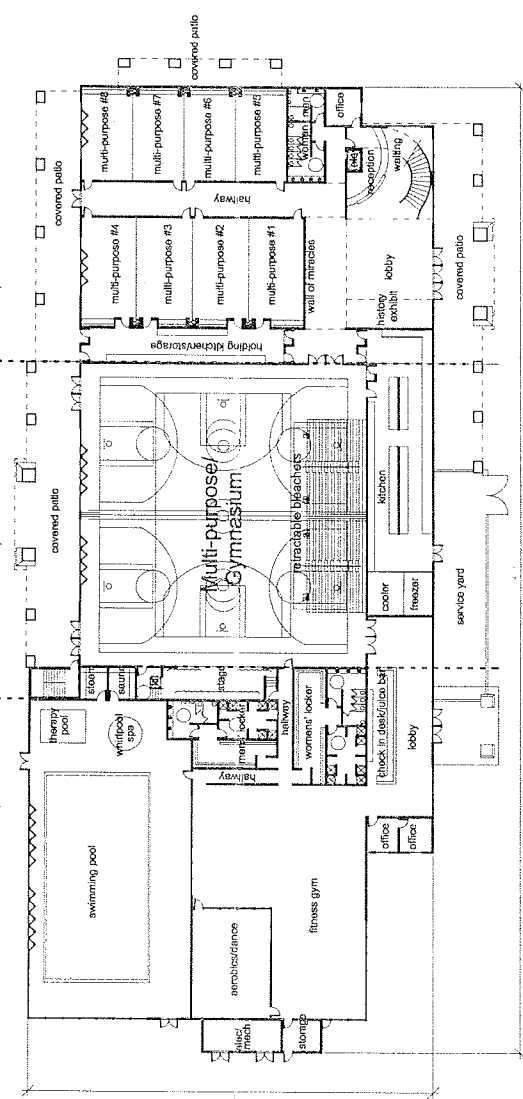
jd
B architect

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

sheet no.	A4
date	
prof. no.	
drawn by	
checked by	



Second Floor



First Floor

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



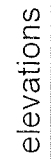
New Vista Community
Community & Recreational Center
Education & Employment Center
City of Las Vegas
Nevada

sheet no.	A5
date	
proj. no.	
draw. by	
checked by	

keynotes



21,000 s.f.



SCALE 1/16" = 1'-0"

96

pf

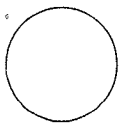
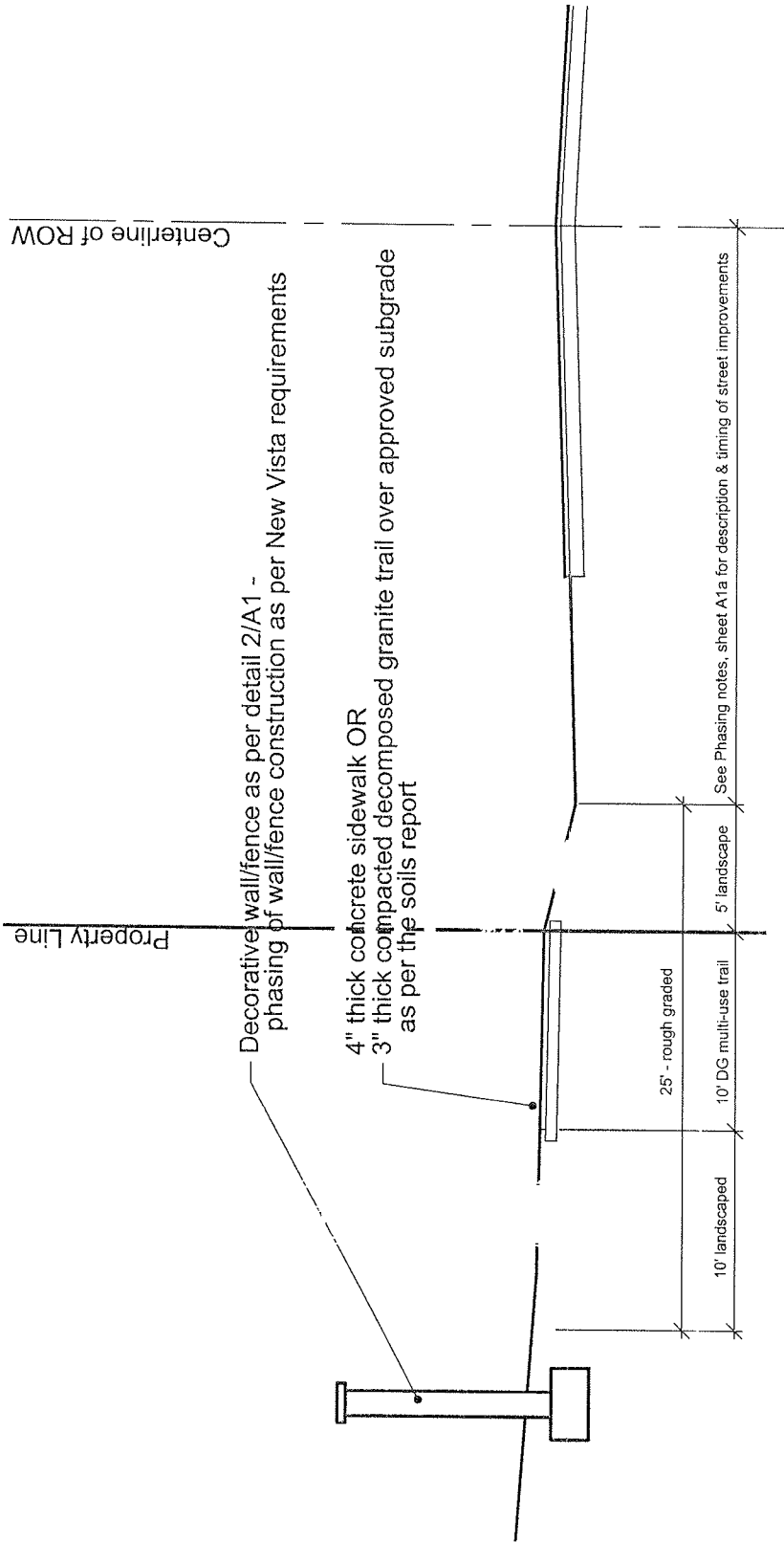


EXHIBIT D

Landscaping to be desert/drought tolerant as approved by the
City of Las Vegas



2

no scale

Non-standard rural multi-use trail

PERMANENT TRAIL

REFER TO MULTI-USE TRANSPORTATION TRAIL
ADOPTED JANUARY 16, 2002

EXHIBIT E

New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 157 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual
- The community Center/Recreation Center is anticipated to generate a maximum of 813 trips per day of which 17 trips are during the AM peak hour and 52 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual
- The site is not expected to generate a significant amount of traffic to the surrounding roadways
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development
- The two driveways are located away from the Rainbow/Grand Teton intersection and should provide adequate access and circulation for the development
- The City may require a traffic impact study to analyze the traffic impacts from this development
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed this could be on the order of \$25,000

The preliminary traffic analysis provides an evaluation of the of the traffic conditions and impacts for a proposed expansion to the New Vista Ranch located on the southeast corner of Rainbow Boulevard and Grand Teton Drive. The proposed expansion includes 56 additional assisted living housing units and a 140,000± square foot Community/Recreation Center.

The average daily traffic volume and the AM and PM peak hour volumes generated by the additional assisted living units and community/recreation center have been estimated based on the trip rates for Assisted Living Units (ITE Code 254) and Multi-Purpose Recreation Facility (ITE Code 435) provided in the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The proposed expansion is estimated to generate 27 morning peak hour trips and 63 evening peak hour trips as summarized in the following table.

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	0	6	36	36

As shown in the above table, this expansion is expected to generate very little traffic. The residents of the assisted living units do not drive and many of the community/recreation center users are on-site. The following conclusions and recommendations are provided based on this preliminary analysis.

- The expansion is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- Two driveways are proposed to be located on Grand Teton Drive and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impact from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of \$25,000.

REFER TO CITY OF LAS VEGAS MASTER PLAN OF STREETS AND HIGHWAYS

Last Revised October 04, 2006 MSH-13509

EXHIBIT F

December 18, 2006
W O # 6730

Mr. John Burke
John David Burke Architect
3471 West Oquendo Road, Suite 307
Las Vegas, Nevada 89118

RE NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

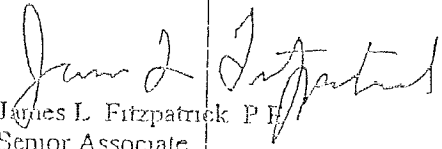
Mr. Burke

On December 12, 2006 I met with the City of Las Vegas Flood Control Current Planning and Development Coordination staff to discuss this project. The purpose of the meeting was to discuss the existing drainage conditions for this site and adjacent properties and the impact this proposed project would have on the existing conditions.

The City of Las Vegas staff emphasized that the development of this site would need to be done in such a manner that downstream properties would not be negatively impacted by this project. The following discussion summarizes those existing conditions and develops the concept of the design which achieves that objective. It outlines how this site can be developed at this time and return flows to historic conditions downstream of this site.

Sincerely,

VTN Nevada


James L. Fitzpatrick P.E.
Senior Associate

cc Jim Thomas / VTN Nevada

NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

The City of Las Vegas Northwest Neighborhood Study Phase 2 determines the existing and future 100 year flows which impact this site. Figures E-13 and F-13 from that report are attached. They show that 1316 cfs and 669 cfs will be carried by Grand Teton and Rainbow in the existing condition. This will necessitate that all buildings or floodwalls adjacent to Grand Teton be constructed approximately 3.6' (1.5' freeboard plus 2.1' depth of flow) above the flow line. Similarly, all buildings or flood walls adjacent to Rainbow will need to be constructed 3.1' (1.5' freeboard plus 1.6' depth flow) above the flow line. This is the standard required by the City of Las Vegas.

There is an existing channel / flow path along the westerly property line of this site which routes 3070 cfs in the existing condition from Grand Teton to the Whispering Sands / Rainbow intersection. In the future a CCRFCD facility will be constructed at this location to carry 3891 cfs.

For analysis purposes, the existing condition 3070 cfs will be utilized to determine the existing limits of this flow path. The existing condition peak flow was utilized since the City of Las Vegas Northwest Neighborhood Study uses developed condition flow rates for this case. The future flow rate will only occur once all upstream CCRFCD improvements are in place which routes additional flows to this channel. Those improvements can't be constructed until the CCRFCD facilities are constructed adjacent to and extended downstream from this site. Therefore, the 3020 cfs flow was utilized to determine the width of the current flow path along the west property line of this site.

The results of the existing condition analysis are shown on the attached Exhibit ECFP. The width of the flow path varies from 200' to 1200'. It is noted that the flow path crosses into the Whispering Sands R.O.W. approximately 1350' west of the center line at Rainbow and into the Rainbow R.O.W. approximately 200' north of the centerline at Whispering Sands.

As Exhibit ECFP demonstrates, this flow path has a width of over 1000' at the downstream end of this project. The existing properties south of Whispering Sands and along Rainbow Boulevard currently are significantly impacted by this approximately 3000 cfs of flow prior to the construction of this site.

PROPOSED CONDITIONS

As previously discussed, the proposed structures adjacent to Grand Teton and Rainbow will need to be elevated or protected by floodwalls up to 1.5' above the calculated water surface in those streets.

The design of conveyance facilities along the west property line of this project will need to maintain the existing conditions outlined above. This will be accomplished by widening the bottom width of the existing earthen channel adjacent to the northwestern portion of this site and spreading out the flow adjacent to the southwestern portion to match existing conditions as it crosses into Whispering Sands and Rainbow R.O.W.

One issue needs to be understood upfront: it is not possible to construct the adjacent future CCRFCD facility at this time since it would have no downstream discharge. In addition, these interim facilities will have to return the flow to existing ground elevation at the perimeter of this site.

This project is being divided into phases for the purpose of this analysis. The northern 2/3 of the site will be developed at this time. The southern 1/3rd of the site will be utilized for "overflow event" parking and to distribute the flow to maintain historic conditions. After construction of CCRFCD facilities, the southern 1/3 of the site can be completely developed.

In order to maintain historic conditions, it will be necessary to widen the bottom width of the existing channel in the existing 100' easement for the future CCRFCD facility. This widening of the bottom of the channel will compensate for the filling of the portion of the existing flow path located within this site. A typical section of this interim channel facility, Exhibit ICF, is attached. This channel section was added to the existing cross section to determine the width of the flow path after construction of this project shown on Exhibit FCFP.

It should be noted that the interim channel will remain earthen except for the armoring of the east bank to prevent potential damage to the proposed buildings. It was decided to leave the rest of the channel / flow path as existing or earthen condition. If it were to be improved, that would result in potentially increasing the velocity of discharge on the existing downstream residences. It should be noted that the discharge velocity in both the existing and proposed condition analysis is less than 5 fps which is considered nonerosive.

An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions. In addition, this berm will provide protection for the interim "event overflow" parking area in the southern portion of this site. If the interim berm is damaged during any storm event, the property owner will need to restore it to maintain protection for this interim parking area.

ONSITE DETENTION

At previous public meetings for this project it was suggested that some form of a detention basin be constructed in the southern portion of this site. As discussed at recent meetings with the City of Las Vegas staff members, due to the size of land available and

since no downstream underground drainage system exists, this onsite detention would probably result in no effective reduction of the existing flow impacting downstream property

It is acknowledged that an onsite basin could be incorporated into the "event overflow parking lot". However, this basin would have an "at grade" outlet structure. These type of small "at grade" detention facilities have a potential of becoming a public nuisance. It would be similar to in design to the detention basin which was constructed in the Los Prados subdivision just west of Decatur. The City of Las Vegas received numerous complaints about that facility for years. It is suggested to allow the City of Las Vegas Flood Control staff to determine if an onsite detention facility is necessary at the time a technical drainage study is prepared. That determination to be based on impact of development of this site has on the entire basin drainage system.

REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

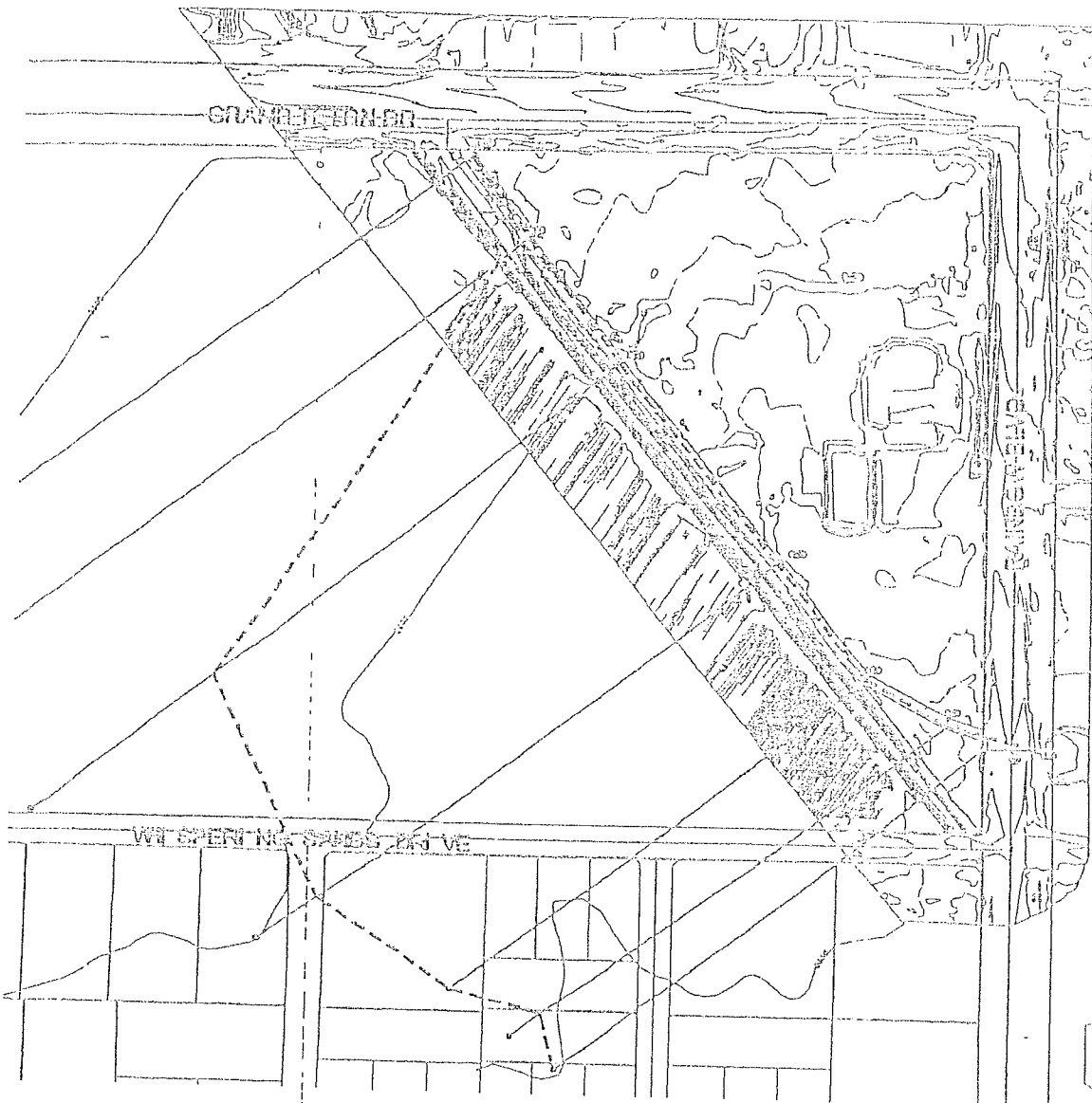
EXISTING DRAINAGE CONDITIONS

PHOTO DATE SEPTEMBER 1998

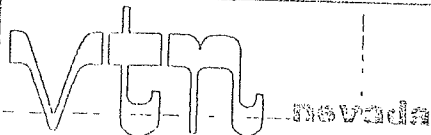
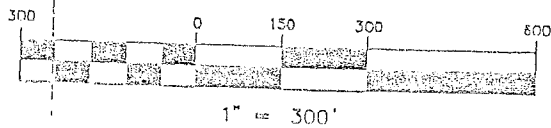
REFER TO CITY OF LAS VEGAS NORTHWEST NEIGHBORHOOD STUDY PHASE 2

FIGURE F13

FUTURE DRAINAGE CONDITIONS



GRAPHIC SCALE



2727 S RAINBOW BOULEVARD
LAS VEGAS NEVADA 89146-5145

NEW VISTA RANCH

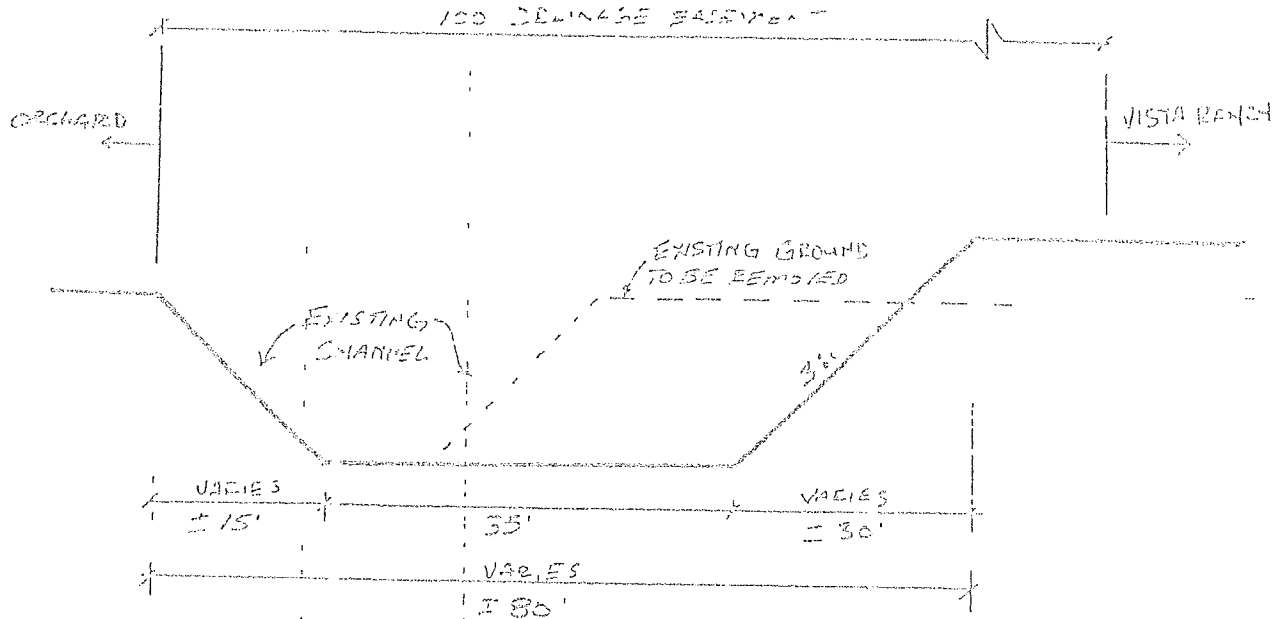
EXHIBIT FCFP

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WO NO	6730	
DRAWN BY	MDH	
DATE	DEC 2006	
SHEET	OF	

EXHIBIT CCF

NEW VISTA RANCH

WO# 6730



INTERIM CHANNEL

EXHIBIT G

Berridge Standing Metal Seam Roof
Color: Hemlock Green

Stucco Finish

Paint Color:
'Frazee' Paint "9385D Brick Rose"

Accents / Plant-ons
'Frazee' Crystal Ball - 8780W

Split Faced CMU : Cultured Stone
Shale Pro-Ft Ledgesone (PF-8016)

Accents
'Frazee' - Custard

Storefront: White Kymar

Glass: Evergreen Tint

NEW VISTA COMMUNITY

GPA-16578 ZON-16580
SDR-16581 REVISED
10/19/06 PC