

Revisions to the PD Document:

Section 3.4 Revise the title of the "Micro Business Center" to read "Education Employment Center". Though the uses are the same – the name changes is more explanatory of the purpose of the building.

Section 4.1 The Building Setback section has been revised to match the newly submitted plans. Note that the Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard.

Section 4.4 This section has been revised to show the driveway requirements to match the new phasing plan.

Section 4.8 This section has been revised to match the new phasing plan.

Section 4.9 This section has been updated to match current site conditions.

Section 4.10 This section has been revised to match current site conditions.

Section 5.3 This section has been revised to increase the height limits of the Community Center/Recreation Building and the Education/Employment Center. Regarding the added height of the Community/Recreation Center, this height is needed for the sports function (basketball clear height of 28') and to allow the sloped residential style rooflines. The Community Center/Recreation Building has been pushed farther to the west away from Rainbow Boulevard to reduce it's impact on the Rainbow frontage and the neighbors to the east. Similarly, the height of the Education/Employment Center has been increased to accommodate the sloped residential style roof lines. Note that the Assisted Living Units and the Medical Building have been drastically reduced in height as these buildings are those sited adjacent to Rainbow Boulevard.

Section 5.4 This section has been revised to match the newly submitted plans.

Section 8.0 The exhibits have been updated to match the newly submitted plans and incorporate the previous approvals

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

John David Burke, Architect

a Professional Corporation

May 24, 2011

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Major Modification

**Revision to the PD New Vista Master Development
Plan and Development Standards Document,
dated February 7, 2007
GPA-16578, ZON-16580**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

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Overview

This revision to the New Vista Master Development Plan and Development Standards Document we are submitting today is a revision to previously approved MDPDS document approved in conjunction with GPA-16578, ZON-16580 and SPR-16581. The project involves a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas. This revision is a companion item to the newly submitted plans for SDR-40980 and ROC-40981. The new revised plans depict essentially the same uses as previously approved but in a different configuration. The MDPDS document revisions bring this document in line with the new submittals. The uses proposed were previously housed in two large buildings. The new plan proposes to separate these uses into smaller buildings to reduce the scale and appearance of the project. Also, the overall building area of the project is being reduced by approximately 20,000 s.f. – a 14% reduction. While the goal of this redesign is provide a more residential scale and character for the project in a campus like setting, it is also making the project more affordable and easier to finance from a construction and fundraising viewpoint. Central to this concept is to allow the project to be built in phases with each phase giving the appearance of a residential neighborhood growing over time.

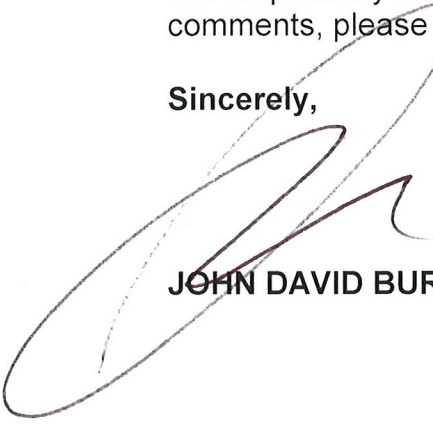
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Otherwise, this Major Modification is consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

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MAY 25 2011

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