

# Seniors

(Continued from Page 1)

seniors). This project is very unique."

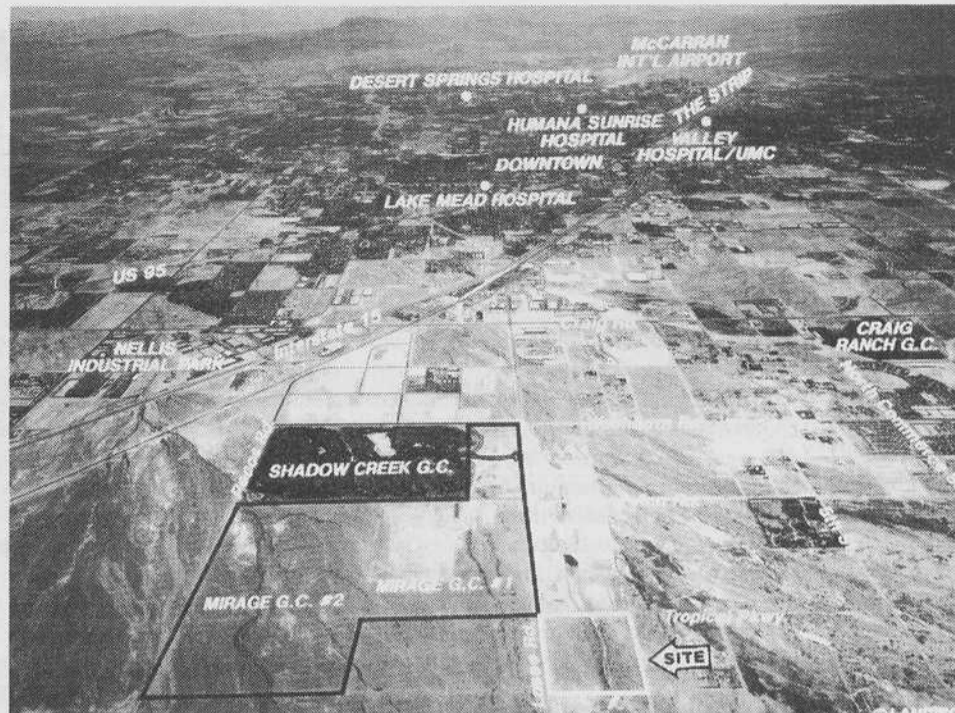
A commercial developer in Las Vegas since 1992, McDonald said he developed the campus concept by researching extensively and traveling to California, Arizona, Texas and Florida examining their senior developments.

North Las Vegas Mayor Mike Montandon on Tuesday called the project a "great idea" that would help fill the tremendous demand for senior housing. He said the hospital has to be built first since it is the development's centerpiece and will dictate success. He said conditions are attached to most approved plans.

In addition to the hospital, Park Place would also have an ambulatory surgical center, senior housing facilities, a nursing home and space for medical offices and retail outlets. McDonald purchased the land last year for \$1,680,000.

The eight-floor, 180-bed hospital is slated for 13 acres in the property's southeast section. The ambulatory/surgical center, set for 3 acres in the mid-east, will offer day surgery and other in-patient services, McDonald said.

Proposed for 3 acres in the northwest corner, the nursing home will have 216 beds and an Alzheimer's unit. Nestled in the northeast will be two senior housing units, each with 148 assisted-living, efficiency, one and two-bedroom layouts. McDonald expects the housing to be



Map special to Sentinel-Voice by John McDonald

operational next year.

Adjacent to the two-floor, 3-acre medical office complex, will be a three-floor, 120-room hotel in the mid-west. And, McDonald said, a

nearly 4-acre commercial center, housing a drug store and other tenants, is proposed for the property's southwest.

He said Park Place will boost the quality of

life for seniors by providing one-stop shopping for services. He expects the entire development to be ready in four years.

Once McDonald gets the building permit and gets his building plans approved by the city's building department, construction can begin, said Don Schmeiser, North Las Vegas' director of Development Services. He said McDonald can begin on-site improvements such as grading the land and inspecting drainage.

Schmeiser applauded McDonald's integrated services concept.

McDonald, who owns J. McDonald Co., Inc. and J.W.M. Investments, Inc., is no stranger to commercial development. The transplanted East Texan who moved to Las Vegas in 1987 because of the economy broke ground last month on Placid Corners, a retail center on Warm Springs Road and Placid Street.

McDonald said he recently purchased a building on the corner of Camino al Norte and Rancho Del Norte that he plans to lease to the Dominoes Pizza chain.

He also plans to build a mobile home park on 40 acres of land in Pahrump he bought in January. And he said he is currently negotiating for a commercial complex on Craig Road and Donovan Way and for 4.135 acres of land on Bonanza Road and Lamb Boulevard.

# Roadways

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Interchange (underway); \$21 million for Cheyenne-I/15 (soon to be advertised for bids); and \$100 million for reconstruction of the Spaghetti Bowl interchange (being advertised now).

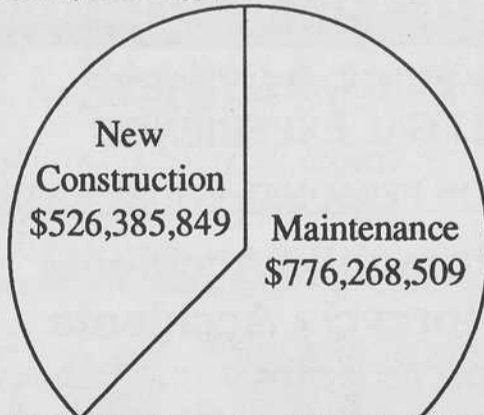
EWG's Brian Cohen, co-author of the report, said Tuesday that the federal numbers prove that transportation departments skirt existing, urban roadways, in favor of new suburban construction.

"That's not true in Nevada," Cocoran said. "We don't have suburbs one hour outside of town like (Washington) D.C. or Chicago. We're one community (here)."

Sen. Joe Neal, D-North Las Vegas, said the report's numbers did not surprise him. Neal, a member of the Senate Transportation Committee, said NDOT should secure adequate funding for existing infrastructure needs before using federal funds to build new roads.

STPP spokeswoman Laura Olsen ruled out racism, saying that it was a factor two decades ago. Today's problem, she said, are transportation departments that bow to the construction lobby and other interests.

"Maybe that's true in other states," Cocoran said, "but that certainly doesn't apply to Nevada."



**FISCAL YEAR 1991-1996**

Figures provided by the Nevada Department of Transportation

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