



## Guide to The Vista Group Collection

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## Table of Contents

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Summary Information .....	3
Historical Background .....	3
Scope and Contents Note .....	4
Arrangement .....	4
Administrative Information .....	4
Names and Subjects .....	5
Collection Inventory .....	5

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## Summary Information

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<b>Repository:</b>	University of Nevada, Las Vegas. University Libraries. Special Collections and Archives.
<b>Creator:</b>	The Vista Group. Vista Realty Inc.
<b>Contributor:</b>	Saltman, Michael, 1942-
<b>Title:</b>	The Vista Group Records
<b>ID:</b>	MS-00742
<b>Date [inclusive]:</b>	approximately 1986 to 2001
<b>Physical Description:</b>	9.93 Cubic Feet (16 boxes)
<b>Physical Description:</b>	10.55 Linear Feet
<b>Language of the Material:</b>	English
<b>Abstract:</b>	The Vista Group records are comprised of The Vista Group's legal, financial, and correspondence records from 1986 through 2001. The records include information about real estate developments The Vista Group was involved with in Las Vegas, Nevada. The majority of the records are financial and legal documents related to The Vista Group's ventures.

### Preferred Citation

The Vista Group Records, 1986-2001. MS-00742. Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada.

[^ Return to Table of Contents](#)

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## Historical Background

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The Vista Group is a real estate development company for office, retail, industrial, and residential projects. It was founded by Michael Saltman, the managing general partner and president.

Saltman earned his BA from Michigan State University and his law degree from Wayne State University Law School. He has served as a staff attorney, general counsel and director of international operations for IOS and Shareholders Capital Corporation. A long-time friend and supporter of the University of Nevada, Las Vegas (UNLV), Saltman became a member of the UNLV Foundation Board of Trustees in 1986 and served on its Real Estate Committee. He was on the William S. Boyd School of Law Advisory Committee and, with his wife Sonja Saltman, funded the

Saltman Center for Dispute Resolution. They've also contributed to other projects including the UNLV Foundation Building Fund, the College of Liberal Arts and the football program.

According to its prospectus The Vista Group's mission is "acquiring land and transforming it into productive useful purposes; understanding and arranging all forms of financing; knowing the market and staying a step ahead of ever-changing trends in the American life-style; designing and building architecturally pleasing yet highly functional commercial real estate projects, office facilities and residential communities that truly meet the need of people. Other related ventures including restaurants, supermarkets, banking and mortgage companies."

[^ Return to Table of Contents](#)

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## Scope and Contents Note

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The records are comprised of The Vista Group's administrative, financial, property management, correspondence, and investor's records from the 1980s through the early 2000s. The collection primarily focuses on The Vista Group's major property developments in Las Vegas, Nevada, such as Renaissance Center East and Office Park, Renaissance Center West, The Meridian at Hughes Center, Ford Aerospace, and Las Vegas Technology Center. The records also contain information about The Vista Group's business with affiliated and/or partner companies: Yucaipa Capital, Murrell Real Estate Corporation, Continental American Properties, and Food 4 Less. The majority of the collection consists of detailed financial, legal, and correspondence records related to real estate development, including acquisition, projections, property management, loan requests, re-financing, re-structuring, and cash flow projections.

[^ Return to Table of Contents](#)

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## Arrangement

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Materials remain in original order.

[^ Return to Table of Contents](#)

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## Administrative Information

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### Access Note

Collection is open for research.

## Publication Rights

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## Acquisition Note

Materials were donated in 2015 by David Saltman; accession number 2015-080.

## Processing Note

These records are unprocessed. A rough inventory of the accession was created by Maggie Bukowski in 2017. To prepare the inventory, the described materials were reviewed to create a contents list, estimate dates, and identify material types. No other work has been performed on the materials.

[^ Return to Table of Contents](#)

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## Names and Subjects

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- Real estate development -- Nevada -- Las Vegas
- Construction -- Nevada -- Las Vegas
- Housing -- Nevada -- Las Vegas
- The Vista Group. Vista Realty Inc.

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## Collection Inventory

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Title/Description	Containers
Financial and legal paperwork for Renaissance East, Renaissance Office Park, Renaissance East foreclosure Vista Realty Management, Urban Land Institute, New Plan Realty Trust, and client/partner files, 1987-1999	box 01
	box 02
Private water research, mailing lists, Las Vegas Technology Center financial, legal, and correspondence records, and client/partner files, 1986-2000	box 03
	box 04
Food 4 Less financial and legal paperwork, University of Nevada, Las Vegas (UNLV) Foundation Development Committee, UNLV Foundation Real Estate Committee, 1986-2000	box 05
	box 06
The Vista Group brochures and financial and legal records for The Meridian, Charles Schwab, and Mitsubishi, 1980s-1990s	box 07

box 08

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Planning records for various Doc Holliday restaurants, legal and financial records for Promenade, Lakewood Cove, American Insurance Company, the Meridian, and Flamingo Corridor, 1980s-1990s

box 09

box 10

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Vista Murrel, AIC Ventures, Renaissance Office Park, ConAM, Ford Aerospace Executive Suites, and Renaissance Villas legal, financial, and correspondence records, 1987-2000

box 11

box 12

box 13

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Menus, souvenirs from casinos, aerial photographs, 1980s-1990s

oversized

box 14

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Business cards, 1980s-2000

box 15

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Meridian watches, guest books, photograph albums, 1980s-1990s

oversized

box 16

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Renaissance Office Park correspondence, approximately 1980 to 1999

box 17