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January 2, 2025

**VIA UPLOAD**

City of Las Vegas  
PLANNING & DEVELOPMENT DEPARTMENT  
495 S. Main Street  
Las Vegas, NV 89101

**Re: *Justification Letter***  
***General Plan Amendment to Traditional Neighborhood Development***  
***(TND)***  
***APN: 139-36-502-003 (Desert Pines Golf Course)***

To Whom It May Concern:

Please be advised this firm represents Desert Pines Master Development, LLC (the "Applicant"). The City of Las Vegas owns approximately 97.99 acres of property generally located on the southwest corner of E. Bonanza Road and N. Pecos Road, more particularly described as APN: 139-36-502-003 (the "Site"). The Site is currently operating as the Desert Pines Golf Club. The Applicant is interested in redeveloping the Site into a mixed-use and mixed income development. As such, the Applicant is requesting a general plan amendment to Traditional Neighborhood Development (TND).

The general plan amendment to TND is appropriate for the following reasons:

- The Site is 97.99 acres where a minimum of 80 acres is required.
- In conjunction with a development agreement, the TND designation will provide for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- The TND designation will allow for mixed-use communities.
- The TND designation will allow for flexible distribution of land uses and densities.
- The TND designation will allow for uniform set of development standards as further described and outlined in the Desert Pines Development Standards.

Therefore, a general plan amendment to TND will contribute to the overall health, safety, and general welfare of the community and provide a development that is compatible with the City's goals and policies.

Also, submitted concurrently with this request, the Applicant is also requesting development agreement, a zone change, a tentative map, and a director's business items for the development agreement.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc