


AGENDA MEMO - COMMUNITY DEVELOPMENT
PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
**ITEM DESCRIPTION: APPLICANT: DESERT PINES MASTER DEVELOPMENT, LLC
- OWNER: CITY OF LAS VEGAS**
**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0603-GPA1	Staff recommends APPROVAL.	
24-0603-ZON1	Staff recommends APPROVAL.	24-0603-GPA1
24-0603-DIR1	Staff recommends APPROVAL.	24-0603-GPA1 24-0603-ZON1 24-0603-VAC1
24-0603-VAC1	Staff recommends APPROVAL.	24-0603-GPA1 24-0603-ZON1 24-0603-VAC1 24-0603-DIR1
24-0603-TMP1	Staff recommends APPROVAL.	24-0603-GPA1 24-0603-ZON1 24-0603-DIR1 24-0603-VAC1

**** NOTIFICATION ****
NEIGHBORHOOD ASSOCIATIONS NOTIFIED

28

NOTICES MAILED

853

PROTESTS

1 (24-0603-GPA1)

APPROVALS

0

24-0603 [GPA1, ZON1, DIR1, VAC1, AND TMP1]

**** CONDITIONS ****

24-0603-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused right-of-way on Mojave Road and the Bicycle Path Easements adjacent to Assessor Parcel Number 139-36-502-003 on Mojave Road, Bonanza Road and Pecos Road.
2. The Order of Vacation shall record prior to or concurrently with the recordation of the Final Map for this site.
3. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0603-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of 24-0603-GPA1, 24-0603-ZON1, 24-603-VAC1 and 24-603-DIR1 shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

6. Dedicate right turn lanes and bus turnouts on the Final Map for this site meeting the requirements of approved Traffic Impact Analysis.
7. Grant a minimum 30-foot wide Public Sewer Easement to be privately maintained for the public sewer south of Street F within Parcel 14 where 8" sewer is proposed.
8. An improvement bond is not required prior to the recordation of the Parent Final Map, however in accordance with Section 3.08.C.ii of the Desert Pines Development Agreement, a bond for survey monuments shall be posted prior to the recordation of the Parent Final Map.
9. All public roadways within this subdivision shall be constructed or re-constructed in accordance with the Design Standards and phasing plan adopted in the Desert Pines Development Agreement. Adjacent off-site improvements for each Designated Builder parcel shall be guaranteed prior to the issuance of permits for such Designated Builder Parcels, unless specifically allowed otherwise in an approved master study or on the approved phasing plan.
10. Construction of median improvements in Bonanza Road and allowed access points for Designated Builder Parcels shall be determined through required Traffic Study updates.
11. Per Section 7.09.f of the Desert Pines Development Agreement, sign a Covenant Running with Land Agreement to guarantee the replacement of any landscaping within the Cedar alignment Drainage Easement that may need to be removed in the event the City needs to replace the existing storm drain line.
12. Sewer contributions shall adhere to the capacity requirements per the Desert Pines Golf Course Redevelopment Wastewater Master Plan.
13. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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15. An update to the previously approved Master Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, the issuance of any building or grading permits, or the recordation of the Parent Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update. Site specific Technical Drainage Studies shall be required prior to the issuance of permits for any Designated Builder Parcels.
16. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, the submittal of any construction drawings or the recordation of the Parent Final Map, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a proposed General Plan Amendment, Rezoning, Vacation, Parent Tentative Map and Development Agreement for the Desert Pines Master Planned Community on 94.93 gross acres. The subject site is generally bounded by Pecos Road to the east, Bonanza Road to the north, Mojave Road to the west, and I-11 to the south.

ISSUES

- A General Plan Amendment has been requested to amend the land use designation from PR-OS (Parks, Recreation and Open Space) to TND (Traditional Neighborhood Development). Staff recommends approval of this request.
- A Rezoning has been requested to amend the zoning on the site from C-V (Civic) to T-D (Traditional Development). Staff recommends approval of this request.
- A Director's Business item has been requested for a proposed Development Agreement for the Desert Pines Master Planned Community. The agreement will provide for an orderly path of development for the 94.93 gross acre site, allowing up to 1,566 residential units and an overall density of 16.50 dwelling units per acre (DUA). Staff recommends approval of the Director's Business request.
- A Petition of Vacation has been requested for a portion of the Mojave Road right-of-way along the western perimeter of the site; and for bicycle path easements adjacent to Pecos, Bonanza and Mojave Roads. Staff recommends approval of this request.
- A Parent Tentative Map has been requested for a 17-lot map. Staff recommends approval of this request..

BACKGROUND

Desert Pines is a 94.93 gross acre site owned by the City of Las Vegas and is currently being operated as a municipal golf course. The site is located within the East Las Vegas Area of the Las Vegas 2050 Master Plan. The City of Las Vegas intends to enter into a public/private partnership to facilitate the redevelopment the existing golf course into a master planned, mixed-income, mixed-use community.

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City of Las Vegas Master Plan

Both the Las Vegas 2050 Master Plan and the East Las Vegas special area plan identify Desert Pines as a prime location for urban infill redevelopment. The East Las Vegas plan emphasizes the development of affordable mixed housing types and having safe places to live. A Desert Pines vision plan was drafted in 2022 that provided additional guidance in terms of the overall community vision for the property. The vision plan imagined a mixed-use, mixed income neighborhood anchored by a central park, including a community center, landscaping, and affordable/market-rate housing, all of which are generally consistent with the development proposed with this request.

ANALYSIS

General Plan Amendment

A General Plan Amendment is requested to amend the land use designation on the site from PR-OS (Parks, Recreation and Open Space) to TND (Traditional Neighborhood Development). The TND designation is intended for walkable mixed-use neighborhood developments that allow for a balanced, integrated mix of housing, commercial, and civic uses with multimodal, interconnected and accessible streets, retained natural features, and recreational elements. The 2050 Master Plan permits a variable density range for the TND (Traditional Neighborhood Development) designation, which for this development equates to 16.50 units per acre. The requested density and use mix allowed with the compatible T-D (Traditional Development) zoning district is consistent and compatible with the existing surrounding land uses in the area. The proposed General Plan Amendment will prepare the existing golf course for a future master planned, mixed-income, mixed-use community as envisioned by the 2050 Master Plan, the East Las Vegas special area plan, and the Desert Pines vision document. Staff recommends approval of the request

Rezoning

A Rezoning has been requested to change the zoning on the site from C-V (Civic) to T-D (Traditional Development). The intent of the Traditional Development District is to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of 40 contiguous acres of land under one ownership or control, which can generally exist as a self-contained community. The 94.93 acre site exceeds the minimum size requirement of 40 acres for a rezoning to the T-D district. The submittal package is in conformance with the administrative requirements outlined in Title 19.10.070, which includes the required development plans and master infrastructure studies. The residential and commercial uses allowed by the rezoning and proposed with this application are consistent and compatible with the surrounding land uses in the area. Staff recommends approval of the request.

Staff Report Page Three**February 11, 2025 - Planning Commission Meeting****Parent Tentative Map**

The applicant is proposing to subdivide the subject property into 17 development parcels and 16 common lots. The approval of a parent tentative map will allow for the future subdivision of the site. The site receives access from Mojave Road, Bonanza Road and Pecos Road, which are all 100-foot Primary Arterials. Interior to the site, there is a roadway network of 60-foot public streets, inclusive of sidewalk and amenity areas. The submitted site cross sections for this site depicts maximum natural grades less than 2% across this site. Per the Tables included with the Desert Pines Development Standards, a maximum six-foot retaining wall is permitted. Per the detail sheet, no single wall height appears to have an exposure higher than six feet. Development within the subject site will be governed by the Desert Pines Development Agreement and Development Standards. The proposed Tentative Map conforms to Nevada Revised Statutes, the Desert Pines Development Standards and Title 19. Staff recommends approval of the request.

Vacations

The applicant is proposing to vacate portions of the Mojave right-of-way adjacent to the west property boundary, as well as several bicycle easements along Mojave, Bonanza and Pecos Roads.

The Department of Public Works present the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
- C. Does it appear that the vacation request involves only excess right-of-way? Yes
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes
- E. Does this vacation request eliminate public street access to any abutting parcel? No
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? Yes

The Department of Public Works has no objection to these vacation requests and staff recommends approval.

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Development Agreement

The request is for a Development Agreement for the Desert Pines master planned community. Desert Pines is envisioned as a mixed-use and mixed income development on 94.93 acres located on what is currently operating as the Desert Pines Golf Course. The proposed development agreement meets all statutory requirements of NRS 278.0201 for a development agreement. Notable terms of the Skye Summit Development Agreement are summarized below by section.

Section 3 – Planning and Development of the Community

Procedural details and other specifics related to permitted uses, mapping, density, project phasing, affordability, modification and deviation procedures, existing billboard status, and entitlement and review are detailed within Section 3. The community will consist of a maximum of 1,566 units, of which 1,125 are intended to be multi-family rental units and 441 for-sale home ownership units.

Affordable housing is a key component within Desert Pines and a minimum of 563 affordable multi-family units will be provided within the community. The Master Developer has projected that up to 999 affordable units may be included at final buildout, although only 563 units are required to be provided. Section 3.04 identifies the affordability range and HUD income levels (80% and 60% of AMI) that will apply to various units within the community. All units will be required to remain affordable for a period of no less than 30 years. All for-sale housing is eligible to be sold at market rate or as otherwise determined by the Master Developer.

There are four existing billboards located adjacent to I-11 along the south property line of the community. The off-premise signage was approved in the mid-1990's and the Master Developer will be allowed to continue the use and operation of the billboards throughout the term of the agreement.

Section 4 – Maintenance of the Community

Section 4 outlines the maintenance responsibilities for both parties, including the creation of the Master Association and subsequent sub-associations. Maintenance of the recreation and common areas is generally the responsibility of the master or sub association, while public streets and flood control facilities, excluding temporary detention basins, are to be maintained by the City.

Staff Report Page Five**February 11, 2025 - Planning Commission Meeting****Section 5 – Public Facilities**

Section 5 details several monetary contributions that the Master Developer agrees to make towards public facilities. For Las Vegas Fire and Rescue, a per residential unit fee or an area-based amount for commercial development for the benefit of community fire services. The fee varies based on unit type, but it is expected that a total of \$764,625 will be contributed to Las Vegas Fire & Rescue at full buildout of the community.

The Master Developer also agrees to provide a monetary contribution of \$250 per residential unit to the Las Vegas Metropolitan Police Department (Metro) to support public safety measures in the area. In addition, the Master Developer is required to participate in Metro's the Crime Free Multi-Housing Program, so long as Metro continues to institute such programs. Metro has confirmed that Desert Pines will not increase the requirements for real property or manpower assets in the surrounding area, but rather the Master Developer's cooperation with on-going awareness programs is the best way to reduce crime and positively impact the safety of the surrounding community.

The City and Master Developer have contemplated a Community Facility, such as an early education center or similar facility on Parcel 17 of the site. While funding has not been identified for the facility, the Master Developer agrees to help identify future funding for its development. If the city does not move forward with development of the site prior to the completion of Phase II infrastructure, the Master Developer has the option to re-designate the parcel to the DP-4 (Desert Pines-4) special land use designation to facilitate the construction of additional multi-family residential units.

Section 6 – Recreation Areas

Section 6 outlines the master developer's obligation to include recreation amenities for the community. Amenities include a 4.20 acre community park on Parcel 10, a network of trails, a 10,000 square-foot community recreation center on Parcel 16, and a 1,500 square-foot indoor activity area to benefit senior residents on Parcel 2 and 3. Additional information on the recreational areas will be included in a subsequent section of this report and the completion schedule below dictates the expected construction of the required amenities.

Recreation Activity Parcel (Parcel 10)	By no later than the date the City issues the 814th unit building permit in Phase 1
Multi-Use Trail – West along Cedar from Pecos to Street D and further west to Mojave; and North along Street D from Cedar to Bonanza	Phase 1

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Paseo – North from Trail along Cedar between parcels 8 and 9 to Street A	Phase 1
Indoor Activity Area(s)	The Senior Building (Parcel 2 – Phase 1) and the Universal Design Building (Parcel 3 – Phase 1) to be completed with the applicable certificate of occupancy for each respective Parcel.
Perimeter trails along the perimeter streets of Mojave, Bonanza and Pecos	Built in conjunction with infrastructure phasing for parcels adjacent to the Perimeter Streets

Section 7 – Community Infrastructure Improvements.

In Section 7 the Master Developer agrees to construct and dedicate to City or other governmental or quasi-governmental entity or appropriate utility company, all infrastructure necessary for the development of the Community as required by the Flood Control, Sewer and Traffic Master Studies (Exhibits F, G and H).

Section 8 – Special Improvement District

Section 8 outlines the process and ability for the Master Developer to submit application for a Special Improvement District pursuant to Nevada Revised Statutes (NRS) Chapter 271. The City agrees to cooperate with the Master Developer to include all eligible projects for an SID.

Section 9 – Review of the Development

The development agreement requires City Council review on the progress of the community's development every year for the first five years, and then once every two years thereafter. As is standard practice for a development agreement, the Master Developer will submit a report to the City detailing progress in the prior review period for review by the City Council.

Section 10 – Default

Section 10 identifies the provisions to cure a default or noncompliance, as well as terminate the agreement for either party.

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Section 11 – General Provisions

Section of 11 outlines the duration of the agreement. Given the City's desire for an expeditious buildout of the community, the 20-year of the duration term of the agreement is variable based on the overall progress of development. After an initial term of 10 years, a five-year extension is available if the Master Developer requests it in writing. A subsequent five-year extension is available provided that at least 1,075 residential dwelling units have been completed or are under construction and the City Council approves the extension request. Section 11 also outlines the process for the Master Developer to assign or transfer their interest in the community while also stipulating that the obligations of the agreement are not relieved with a sale or transfer of the land.

Development Agreement Exhibits**Desert Pines Residential Land Use Table and Master Land Use Plan (Exhibit A)**

Exhibit A consists of the land use plan, which includes expected unit counts, commercial square-footage and suggested density for each of the 17 development parcels. The site area is 94.93 gross acres with a maximum residential unit count of 1,566, which equates to a gross density of 16.50 units per acre. The expected land use for each of the development parcels are classified as follows:

Expected Land Use	Development Parcel	Number of Expected Units/Commercial Square-footage
Residential Multi-Family	11, 14, 15, 16	923 units
Residential Single-Family Attached	7, 8 9	55 units
Single-Family Detached	12, 13	108 units
Commercial	4, 5, 6	25,000 SF
Mixed-Use	1, 2, 3	480 units/ 25,500 SF
School	17	TBD
Total Residential Units	-	1,566 Units
Total Commercial Square-footage	-	50,500 SF

The land use plan also identifies the recreation areas within the community, which will be discussed in a later section of this report.

Staff Report Page Eight**February 11, 2025 - Planning Commission Meeting**Property Description (Exhibit B)

The property description consists of a legal description of the subject property, which encompasses a total of 94.93 acres.

Storm water Area Depiction (Exhibit C)

Exhibit C depicts the off-site storm water detention area that is located at the southwest corner of Mojave Road and Cedar Avenue.

Desert Pines Development Standards and Architectural Design Guidelines (Exhibit D)

In order to ensure orderly and consistent development and provide flexibility to fulfill the Master Developer's vision for the redevelopment of the Property, the Master Developer has proposed a development standards manual that creates a unique set of standards, procedures, and permitted uses in support of the Development Agreement. The development standards contain a number of Desert Pines specific zoning categories that correspond with various development types within the community. Each zoning category has specific development standards that dictate requirements such as minimum lot size, maximum building heights, setbacks, permitted uses, etc. Where the proposed development standards are silent, the static Unified Development Code (UDC), as provided in Exhibit I, applies. All commercial development is required to conform to the C-1 (Limited Commercial) zoning district standards outlined in the UDC. Any use not listed on the included Permitted Use Table is considered a prohibited use within the community. A brief summary of the proposed zoning categories are indicated in the table below:

Desert Pines Residential Zoning	Permitted Density per Acre	Anticipated Product Type
DP-CLD (Desert Pines Residential Compact Lot)	4-8 DUA	Single-Family Detached
DP-1 (Desert Pines Residential R-1)	4-8 DUA	Single-Family Detached
DP-TH (Desert Pines Residential Townhomes)	10-20 DUA	Single-Family Attached
DP-CO (Desert Pines Residential Condominium)	10-20 DUA	Single-Family Attached
DP-4 (Desert Pines Residential Multi-family)	16-42 DUA	Multi-family Residential
DP-MU (Desert Pines Mixed-Use)	0-50 DUA	Vertical Residential/Commercial Mixed-Use

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Desert Pines Residential Zoning	Permitted Density per Acre	Anticipated Product Type
DP-C (Desert Pines Commercial)	N/A	General Commercial
DP-C-V (Desert Pines Civic)	N/A	Community Center
DP-RA (Desert Pines Recreation Area)	N/A	Parks, Trails, Pedestrian Nodes

Recreation Areas

Desert Pines will include 10.08 acres of open space, which are identified as “Recreation Areas” within the Development Agreement. These areas include the community parks, pedestrian trails and nodes, and streetscape. The 2050 Master Plan recommends a minimum of seven acres of open space per 1,000 residents, which would equate to approximately 27.40 acres of recommended open space for the site (2.5 residents per unit). While the provided open space is less than the amount recommended by the Master Plan, this is acceptable as the site is an urban infill development and the developer will be providing much needed affordable housing options to East Las Vegas. A breakdown of the different recreation types are indicated in the table below:

Recreation Area Description	Acreage (approx.)
Recreation Activity Area – Parcel 10	4.20
Perimeter Trails	3.06
Cedar Trail	2.47
Paseo	0.35
Total Recreation Area	10.08

Parcel 10 is identified as a “Recreation Activity Parcel” and will be developed as a 4.20 acre community park. The park will be centrally located and be a community hub for gathering and outdoor recreation. Required amenities for the Recreation Activity Parcel include pickleball courts, a covered tot lot and other play equipment, shade structures and a 40,000 square-foot multi-use sports field. At the time of the park design, six additional amenity types, as identified by the amenity matrix in the development standards, will be included with the park design. The Master Developer intends to provide regionally appropriate trees and landscaping within the park to provide comfort and counter of the effects of the urban heat island effect.

A 39-foot wide multi-use trail corridor (Cedar Trail) will be located on the north side of Cedar Street and serve as the central east/west pedestrian spine for the community. The Cedar Trail is intended to be a recreational trail designed to promote active lifestyles and community interaction. The trail corridor will include a 10-foot multi-use path with a 15-foot wide landscaped amenity zone to the inside of the trail and a 14-foot wide landscaped amenity zone on the outside of the trail. The amenity zones will be landscaped with regionally appropriate 24-inch box trees 30 feet on-center where not in conflict with underground flood or sewer infrastructure.

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The Cedar Trail will also have a spur that will run along the west side of park Parcel 10 to create a north/south connection to Bonanza Road. The trail cross-section is similar to the east/west section, with a 10-foot multi-use path and 10 feet of landscaping on either side of the trail.

Along the perimeter streets of Bonanza, Pecos and Mojave, the developer proposes a 22-foot wide recreation area that includes a detached 10-foot multi-use trail with four feet of landscaping back of curb and eight feet of landscaping back of trail. The amenity zones will be landscaped with regionally appropriate 24-inch box trees 30 feet on-center to provide pedestrian comfort. Interior to the site, 60-foot wide primary streets provide interior circulation to the development parcels. The interior streets generally include a five-foot detached sidewalk and landscaped amenity areas of varying width, which is the preferred design for this community.

Phasing Map (Exhibit E)

The Phasing Map accompanies Section 3.05 of the Development Agreement. The Phasing Map consists of two phases.

Drainage, Sewer and Traffic Master Studies (Exhibits F, G & H)

Master studies are provided for the overall community's drainage (Exhibit F), sanitary sewers (Exhibit G) and traffic (Exhibit H). The Master Studies have been conceptually approved, and technical studies will follow with future entitlements as detailed in the Development Agreement.

Unified Development Code (Exhibit I)

As permitted by NRS 278.0201, the Master Developer intends to "freeze" the standards and processes contained within LVMC Title 19 (Unified Development Code) in order to maintain consistency of development throughout the life of the Agreement. The version of the UDC in effect at the time of City Council approval of the Agreement would become the basis for all plan review and procedural activity not explicitly contained within the Agreement or Development Standards. If the City adopts a new rule, regulation, policy, resolution, or ordinance, the Master Developer has the option per Section 2.02 of the Development Agreement, to accept such new or amended rules.

Existing Billboard Entitlements (Exhibit J)

There are four existing billboards that currently exist on the property. The entitlement approval letters issued at the time of original approval are included to provide context and reference for the billboard provisions contained within Development Agreement Section 3.02.

Development Impact Notice and Assessment (Exhibit K)

Pursuant to 1999 Statutes of Nevada, Chapter 481, a person who proposes to develop a project of significant impact is generally required to submit an impact statement to the local zoning authority before specified actions can be taken regarding the project. To that end, the Development Impact Notice and Assessment impact statement is provided as Exhibit K due to the expectation that this planned development will consist of over 500 residential units.

FINDINGS (24-0603-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The 2050 Master Plan permits a variable density range for the TND (Traditional Neighborhood Development) designation and this community will have a maximum density of 16.50 units per acre. The requested density and residential and commercial-use mix allowed is consistent and compatible with the existing surrounding land uses in the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The allowable T-D (Traditional Development) zoning district is consistent and compatible with the existing surrounding zoning districts and land uses in the area. The T-D (Traditional Development) zoning district is intended to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of 40 contiguous acres.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

With adherence with the terms of the Desert Pines Development Agreement, there will be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed TND (Traditional Neighborhood Development) land use designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed General Plan Amendment to the TND (Traditional Neighborhood Development) designation will prepare the existing golf course for a future master planned, mixed-income, mixed-use community as envisioned by the 2050 Master Plan, the East Las Vegas special area plan, and the Desert Pines vision document.

FINDINGS (24-0603-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

The proposed T-D (Traditional Development) zoning district is consistent with the TND (Traditional Neighborhood Development) general plan designation.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The residential and commercial uses allowed within this master planned community will be consistent and compatible with the surrounding land uses and zoning districts.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Additional residential units and affordable housing stock, which are both proposed within this master planned community, are much needed in both East Las Vegas and the City of Las Vegas as a whole.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Mojave Road, Bonanza Road and Pecos Road are all classified as primary arterials and have adequate capacity to meet the requirements of the proposed zoning district.

FINDINGS (24-0603-TMP1 and 24-0603-VAC1)

Development within the subject site will be governed by the Desert Pines Development Agreement and Development Standards. The proposed Parent Tentative Map conforms to Nevada Revised Statutes, the Desert Pines Development Standards and Title 19. Public Works staff has no objections to the proposed ROW and bicycle easement vacations, and therefore staff recommends approval of the request.

FINDINGS (24-0603- DIR1)

The proposed Development Agreement conforms to the requirements of NRS 278 regarding the content of development agreements. Through the proposed development and design standards, the development will be consistent and compatible with the surrounding area. Furthermore, the development as proposed would be consistent with the goals, objectives, and policies of the City of Las Vegas 2050 Master Plan and the East Las Vegas Special Area Plan by providing quality mixed-use and mixed-income infill development. Staff, therefore, recommends approval of the proposed Development Agreement.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/25/96	The Planning Commission approved a Civic Review (CV-0001-96) for a golf course clubhouse at the southwest corner of Bonanza and Pecos road, and maintenance building on the west side of Mojave Road, approximately 950 north of Stewart Avenue.
06/19/96	The City Council approved a Special Use Permit (U-34-96) to allow four off-premise billboard signs on the north side of the I-515 Freeway between Mojave and Pecos Road.
11/20/96	The City Council approved a Special Use Permit (U-0109-96) for a 3,992 square-foot Tavern in conjunction with a proposed clubhouse for the Desert Pines golf course.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27195) to raise an existing 57-foot tall off-premise sign to a height of 70 feet. Staff and the Planning commission had recommended approval.
03/28/12	The Department of Planning approved a Site Development Plan Review (SDR-44943) to allow a 21 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48539) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48540) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48541) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48542) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/11/14	The Department of Planning approved a Site Development Plan Review (SDR-57163) to allow an 84 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/07/16	The Department of Planning approved a Site Development Plan Review (SDR-68010) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/07/16	The Department of Planning approved a Site Development Plan Review (SDR-68011) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
01/14/25	The Planning Commission (6-0 vote) to HOLD IN ABEYANCE the following Land Use Entitlement project request to amend the General Plan FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 97.99 acres at the southeast corner of Mojave Road and Bonanza Road (APN 139-36-502-003), Ward 3 (Diaz).

<i>Most Recent Change of Ownership</i>	
11/20/35	A deed was recorded for a change in ownership.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

Neighborhood Meeting	
12/05/24	<p>A Neighborhood Meeting was held on December 5, 2024 at 5:30 p.m. at Chicanos Por La Causa at 555 North Maryland Parkway, Las Vegas, NV 89101.</p> <p>Meeting Start Time: 5:30 PM Meeting End Time: 6:30 PM</p> <p>Attendance:</p> <ul style="list-style-type: none"> • 4 applicant representatives • 1 member of the public • 2 City of Las Vegas staff members <p>The applicant representative opened the meeting by giving an overview of the proposed development. The floor was then opened for comments and questions.</p> <p>Comments/Questions</p> <ul style="list-style-type: none"> • How this plan matched with the visioning plan that was previously completed. • If any improvements were to be made outside of the project area in the 28th and Cedar area. • Would there be a pavilion or amphitheater on the site. • When ground breaking could be expected. • When public notification for the meeting was scheduled to be sent.

Field Check	
12/09/2024	The subject site is currently operating as a public golf course.

Details of Application Request	
Site Area	
Gross Acres	94.93

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Existing Zoning District</i>
Subject Property	PR-OS (Parks, Recreation and Open Space)	C-V (Civic)
North	PF (Public Facility)	C-V (Civic)
South	NDOT ROW (I-11)	NDOT ROW (I-11)
East	ML (Medium Low Density Residential) L (Low Density Residential) MLA (Medium Low-Attached) NMX-U (Neighborhood Mixed Use)	C-V (Civic) C-1 (Limited Commercial)
West	SC (Service Commercial) M (Medium Density Residential) PF (Public Facility)	R-MHP (Residential Manufactured Home Park) R-1 (Single Family Residential) R-PD9 (Residential Planned Development – 9 units per acre) C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-D (Traditional Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Bonanza/Pecos)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant 19.10.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
T-D Min. Development Size	80 Acres	94.93 acres	Y

Existing Zoning	Permitted Density	Units Allowed
C-V (Civic)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
T-D (Traditional Development)	16.50 proposed	1,566
Existing General Plan	Permitted Density	Units Allowed
PR-OS (Parks, Recreation and Open Space)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
TND (Traditional Neighborhood Development)	16.50 proposed	1,566

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Bonanza Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	100'	Y
Mojave Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	90'	Y
Pecos Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	100'	Y