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January 2, 2025

**VIA EMAIL**

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

**Re: Justification Letter – Development Agreement, Zone Change to  
Traditional Development (TD), Tentative Map, and Director’s Business  
Items for the Development Agreement  
Desert Pines Master Development  
APN: 139-36-502-003**

Dear Mr. Solis:

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. The Applicant will be the master developer of the Site. As such, the Applicant is requesting the following entitlements: (1) Development Agreement between the City and the Applicant, (2) a zone change, (3) a tentative map, and (4) director’s business items for the development agreement. Concurrent with this application, the Applicant is also requesting a general plan amendment.

**DEVELOPMENT AGREEMENT**

The Site provides a unique opportunity for a large scale, new development in the City’s urban core. The Applicant believes repurposing the existing golf course into a new development comprising of a mixture of uses including affordable and mixed-income rental housing, market-rate housing, civic uses, commercial uses, education uses, and open space elements is best achieved uniformly and cohesively through a new master planned community. As such, the Applicant is requesting the City to enter into a certain development agreement styled as *Development Agreement for Desert Pines* (the “Development Agreement”) that will allow for the cohesive and orderly development of the Site. The proposed Development Agreement is in conformance with NRS 278. The proposed Development Agreement will also further the goals, values, and policies including the City’s Las Vegas 2050 Master Plan, Nuestro Futuro Estes Las Vegas (Our Future East Las Vegas) Special Plan Area, and Desert Pines Vision Plan.

Some of the highlights of the Development Agreement are as follows:

- The Development Agreement is for a duration of 10 years upon the effective date with the Applicant having the right to request two additional 5-year extensions of time.
- The maximum number of dwelling units is 1,362 with 280 single-family dwellings and 1,082 multi-family dwelling units.
- Examples of prohibited uses include but are not limited to: cannabis establishments (lounges, dispensaries, cultivation, and production); financial institution, specified (check cashing); auto title loan, auto pawn, pawnshops, short-term rental, and sexually oriented business.
- Enhanced development standards for streetscapes and design guidelines in accordance with the Desert Pines Development Standards.
- Phasing of Construction.
- Creation of a Master Association.
- Contributions to Public Facilities including:
  - The Applicant and/or its designated builder to Las Vegas Fire & Rescue the following:
    - \$1,000.00 per market rate single family residential unit
    - \$310 per affordable/mixed income rental housing unit
    - \$1,000 per 1000 SF of commercial/education space
  - The Applicant and/or its designated builder will pay \$250.00 per residential unit to support public safety measures.
  - Certain Traffic Improvements including designing and constructing primary streets.
- Allow the Applicant to submit to the City an application for a Special Improvement District (SID).
- Recreation Areas -
  - Various open space areas and trails that can accommodate pedestrians, joggers, and bicyclists.
  - A minimum 10,000 SF resident community center for the exclusive use by the community's multi-family residents.
  - Various indoor activity areas.

The Development Agreement adheres to the Las Vegas 2050 Plan by:

- Focusing on new development utilizing new development modes that provide a broad mix of housing and neighborhood types.
- Improving quality of districts and neighborhoods to promote an authentic, vibrant sense of place.
- The development will help the area by bringing affordable housing, home ownership, civic uses, jobs, retail, and dining to the East Las Vegas area.

The Development Agreement will minimize uncertainty in planning for and securing orderly, cohesive development of the Site. The City, and more specifically the East Las Vegas area, will also benefit from receiving much needed jobs, sales and other tax revenues, and improvement to public infrastructure.

### **GENERAL PLAN AMENDMENT AND ZONE CHANGE**

The Applicant is submitting separately a proposed general plan amendment to Traditional Neighborhood Development (TND). The Applicant is also requesting the corresponding zone change from R-PD 9 to Traditional Development (TD). The zone change to TD 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 TD zoning designation will provide for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- The TD zoning designation will allow for mixed-use communities.
- The TD zoning designations will allow for flexible distribution of land uses and densities.
- The TD zoning designation will allow for uniform set of development standards as further described and outlined in the Desert Pines Development Standards.

Therefore, a zone change to TD 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.

### **TENTATIVE MAP**

The Applicant is requesting a tentative map to allow for the creation of builder parcels and a street network.

### **DIRECTOR'S BUSINESS ITEMS – DEVELOPMENT AGREEMENT**

As fully discussed above, the Applicant is requesting the City enter into a development agreement with the Applicant of the development of the Site. The development agreement will allow for cohesive and orderly development of the Site.

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Should you have any additional question or concerns, please feel free to contact me. Thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc