



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
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July 16, 2025

Fred Solis  
City of Las Vegas  
495 Main Street  
Las Vegas, Nevada 89106

**RE: 24-0603 [GPA1, ZON1, DIR1, VAC1, TMP1]  
CITY COUNCIL MEETING OF JULY 16, 2025**

Dear Applicant:

The City Council at a regular meeting held on *July 16, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 97.99 acres at the southeast corner of Mojave Road and Bonanza Road (APN 139-36-502-003), Ward 3 (Diaz). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**24-0603-GPA1 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - FROM: PR-OS (PARKS, RECREATION AND OPEN SPACE) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)**

**24-0603-ZON1 - ABEYANCE ITEM - REZONING - FROM: C-V (CIVIC) TO: T-D (TRADITIONAL DEVELOPMENT)**

**24-0603-DIR1 - ABEYANCE ITEM - DIRECTOR'S BUSINESS - REGARDING THE ADOPTION OF THE DESERT PINES DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND DESERT PINES MASTER DEVELOPMENT, LLC**

**24-0603-VAC1 - ABEYANCE ITEM - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY LOCATED ALONG MOJAVE ROAD AND BICYCLE PATH EASEMENTS GENERALLY LOCATED ALONG MOJAVE ROAD, BONANZA ROAD AND PECOS ROAD**

**24-0603-TMP1 - ABEYANCE ITEM - TENTATIVE MAP - DESERT PINES - FOR A PROPOSED 17-LOT SUBDIVISION [PARENT TENTATIVE MAP]**

This approval is subject to the following conditions:

**24-0603-VAC1 CONDITIONS**

**Planning**

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, 24-0603-VAC1 and 24-0603-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.

**Public Works**

1. Dedicate right turn lanes and bus turnouts on the Final Map for this site meeting the requirements of approved Traffic Impact Analysis.
2. 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.
3. 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.
4. 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.
5. Construction of median improvements in Bonanza Road and allowed access points for Designated Builder Parcels shall be determined through required Traffic Study updates.

6. 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.
7. Sewer contributions shall adhere to the capacity requirements per the Desert Pines Golf Course Redevelopment Wastewater Master Plan.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

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