 Click to Print

[SAVE THIS](#) | [EMAIL THIS](#) | [Close](#)

May. 27, 2007
Copyright © Las Vegas Review-Journal

A CITY IN WAITING: Coyote Springs progresses

Brain trust furthers development of satellite master-planned community in beginning stages

SPECIAL TO REAL ESTATE

Coyote Springs, a 43,000-acre master-planned community located about 60 miles northeast of Las Vegas, is being brought to life by several national experts.

About 6,900 developable acres in the first phase of the project are being planned by -- among others -- Pardee Homes; Coyote Springs Investments; landscape architect Andy Baron and land planner Chris Crawford, principal of RVi Planning and Landscape Architecture of Austin, Texas.

Crawford and RVi have been working on Coyote Springs land planning since 2004 and the development is the largest project in the firm's 25-year history.

"The process started by defining the scope, scale and location of everything from housing to schools and parks and how to connect it all together," Crawford said. "And, Coyote Springs is a unique community in that there's not a lot to get in the way as far as established infrastructure and structures, which gives us the ability to truly shape the community."

"For example, Coyote Springs Parkway, the first guest experience, was designed specifically to offer clues along the way in the landscape, glimpses of golf courses and minimizing the walled-in effect," Crawford said.

"Working from scratch also gave us the opportunity to do things correctly from the start, such as incorporating pedestrian tunnels under two major roads -- design work which is already complete."

As the landscape architect, Baron of AndersonBaron helps to create the experience for residents and visitors.

"Pardee has been a great client in that their goal in developing Coyote Springs is to create a place where people want to live with open spaces, several parks and trails, rather than simply trying to maximize the land," Baron said. "In the process, we're being careful to create a community that's from the earth by using natural and recycled materials, indigenous plant materials, grass in areas where it makes sense like parks and play areas and not miles of turf medians."

According to Baron, Coyote Springs will feature a collection of formative neighborhood parks with varying themes, including Western settlement, garden, sculpture and even a star observatory park with nighttime stargazing opportunities.

"The parks are planned to identify the neighborhoods, not vice versa," he said.

Located at the junction of U.S. Highway 93 and State Route 168, nearly 30 percent of Coyote Springs is in Clark County, while 70 percent is in Lincoln County. The first phase includes 13,000 acres in Clark County, nearly half of which will be devoted to open space and wildlife preserve.

The community is surrounded by federal land 20 miles in any direction and it's divided by the Pahrangat Wash wetlands.

According to Jim Rizzi, director of community development for Pardee Homes, some 20,000 acres have been set aside for residential development in Coyote Springs, leaving about 12,000 acres of nature preserve, an extensive trails system, parks, open spaces and multi-species habitats.

"The first 3,000 acres are planned to include approximately 10,000 homes in five distinct villages, with the first model homes anticipated to open in early 2008," Rizzi explained.

Upon buildout, which is estimated to be 40 to 50 years, Coyote Springs is projected to have about 160,000 to 200,000 residents.

Construction is already under way on a 10-acre park that will incorporate the natural wash corridor at the site and feature youth baseball fields. Other planned community amenities include a community center that will measure 32,000 square feet and will sit on the shore of a 17-acre lake, plus a 2,500-seat outdoor amphitheater and a Home Finding Center.

The largest project in the history of Pardee Homes, Coyote Springs is also the largest privately held property approved for development in Southern Nevada, according to Rizzi.

Coyote Springs Investments is overseeing the development of golf courses at the community, and several holes on the first course are already complete. The Coyote Springs master plan currently includes a series of golf courses, a major golf-training facility, vacation golf villas, custom lots, multi-family, commercial and retail developments.

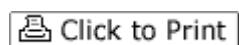
Pardee is also working with the Clark County School District in planning a K-8 school to serve Coyote Springs' pioneer families.

For more information on Pardee Homes, visit Pardeehomes.com.

For additional information on Coyote Springs, visit Villagesofcoyotesprings.com.

Find this article at:

http://www.lvrj.com/real_estate/7708447.html



[SAVE THIS](#) | [EMAIL THIS](#) | [Close](#)

Check the box to include the list of links referenced in the article.

Copyright © Las Vegas Review-Journal, 1997 - 2007