



# The Evolution of a Plan

by Anjie King

*11th Hole at the first golf course at Coyote Springs*

**W**hen planning began on the community of Coyote Springs in 2004, the future was bright. Nevada's Las Vegas Valley market was bursting at the seams and regional bedroom communities were experiencing rapid growth. With local Las Vegas communities offering homes at large prices on small lots, more and more home buyers were venturing outside the Valley for larger lots but lower premiums.

## ***The Vision of Coyote Springs***

Enter Coyote Springs: a joint development effort of Coyote Springs Investments, LLC and Pardee Homes, the 43,000-acre master planned community just 50 miles north of downtown Las Vegas is to become a city of its own. Envisioned to be a future epicenter of lifestyle offering a combination of single family residential villages, an age-restricted Active

Adult Community and mixed-use commercial development, the community set out to provide a place that 240,000 residents could call home.

RVi was chosen to create a dynamic master planned community. The Coyote Springs community land plan includes residential housing, schools, parks, churches, a PGA Village Golf Community & Resort, and a destination recreation facility equipped with a lake and countless other amenities for residents. The community will feature over 6,000 acres of protected conservation land with only 54% of the total acreage being developed for homes - a planning approach that will allow each resident in Coyote Springs to be within a three-minute walk to a park, open space, or trail.

In addition to a focus on the vast open landscapes

of the Coyote Springs Valley, there was also a need for intentional live-work conditions. The community land plan accounts for a mix of commercial, office, and retail opportunities, allowing the residents of Coyote Springs to work in the community and avoid the commute to Las Vegas. The Coyote Springs master plan promises to provide future residents with lifestyle living.

By 2008, RVi, along with a team of consultants, was coordinating efforts on Phase One infrastructure construction. The first golf course celebrated its grand opening and plans to open Village One were being made as the real estate market began sliding downward. By year end, the ongoing local and national economic situation would make it clear that the development plans for Coyote Springs needed to be re-evaluated.

**A New Opportunity**

2009 began with a new opportunity for RVi - redesign the Coyote Springs Community Plan to align with the evolving Las Vegas real estate market

*Updated Village Square Plan*



*Coyote Springs Landscape*

conditions. Prospective home buyers are now looking for not only a sound real estate investment that will appreciate over time, but also for substance and value within the community they choose to call home. In Las Vegas, new homes sales in master planned communities accounted for 59% of home closings in early 2009, compared with 45% in 2008. Master planned communities are important to Las Vegas home buyers, but their definition is evolving.



