

# LAS VEGAS REVIEW-JOURNAL

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## EXCERPT

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### **The birth of Nevada's newest town**

*Author: Sherman Frederick, Publisher*

In a recent commentary in the *Las Vegas Review-Journal*, Publisher Sherman Frederick stated that he has seen the future of Las Vegas, and it is located about an hour's drive outside the city itself.

"It is now a naked patch of Nevada landscape roughly one mountain range north of Las Vegas," he wrote. "It's called Coyote Springs... And if all goes according to plan, 50,000 people will be living there inside of 120 months."

He went on to credit Harvey Whittemore, chairman and founder of Coyote Springs' parent company Wingfield Nevada Group for managing to "cobble together a bunch of private land, clear away significant opposition from environmentalists and find the water to at least get the project going," adding that this statement alone ranks him on par with Lance Burton, one of the greatest magicians ever to play the Las Vegas Strip.

Frederick brushed away doubts that a project of such great ambition could succeed by reminding readers that just 15 years ago, he used to go four-wheeling over turf that is now Summerlin, one of the largest master planned communities in the U.S. "Heck, it wasn't long ago that Decatur Boulevard was horse country. What came before Aliante? Bella Vita? Cascade? Desert Shores? I don't think I need to go through the whole alphabet to make the point."

He called our small region of high desert "magical turf" in a "tax-friendly environment" and predicted that these elements virtually guarantee that "Coyote Springs is going to go...in a big way." He explained that the residential part of the town will be built by Pardee Homes and that he recently took a helicopter tour of the property with Pardee Division Vice President Klif Andrews. Since most *Las Vegas Review-Journal* readers can't arrange for a bird's eye view of this spectacular landscape, he offered his own perspective on what he saw.

Though Coyote Springs' rolling desert scenery presently sports only heavy earth-moving equipment, Frederick stated that "in almost the blink of an eye, there will be a Jack Nicklaus golf course, a huge PGA training facility, a convenience store and a home sales office on the site. Sometime early next year, the first human beings to ever live in this part of Nevada will call Coyote Springs home.... And oh, by the way, They have the water...."

"Although I won't be around to collect," he reflected, "I betcha that sometime in 2107 Las Vegans will see fireworks on the other side of the Sheep mountain range and say, "Look kids – this is the night Coyote Springs celebrates its centennial."