



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



July 8, 2010

Mr. Michael Vlaovich
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: EOT-38379 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JULY 7, 2010

Dear Mr. Vlaovich:

The City Council at a regular meeting held July 7, 2010, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-28313) FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-28313) shall expire on August 6, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-28313) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 25, 2010

Mr. Michael Vlaovich
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: EOT-38379 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF JULY 7, 2010**

Dear Mr. Vlaovich:

Please be advised the City Council at its regular meeting on **July 7, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 2, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MMW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
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June 25, 2010

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Steven D. Ross
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City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-38379 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:

CITY OF LAS VEGAS - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-28313) FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Reese).

CITY COUNCIL: **JULY 7, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **JUNE 8, 2010**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 05/28/2010 01:20 PM

Submitted By

Page 1

A/P # 38379 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/27/2010 13:48	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-38379 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-28313) FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Reese).

Parent A/P # 28313
Project # 38379 Project/Phase Name LAS VEGAS WASH PARK PHASE 2 Phase #
Size/Area 3.90 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 14029801001

Location

Owner/Tenant

Contact ID AC1302065 Name CITY OF LAS VEGAS
Mailing Address 400 STEWART AVE 4TH FLR Organization % REAL EST & UTILITIES
City LAS VEGAS State/Province NV
ZIP/PC 89101-2913 Country ☐ Foreign
Day Phone (702)229-1045 x Evening Phone
Fax (702)464-5601 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14029801001

Report Date 05/28/2010 01:20 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity DWNER Contact ID AC1302065 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-1045 x Eve Phone Organization % REAL EST & UTILITIES
Pager PIN # Position % R YOAKUM
Fax (702)464-5601 Mobile Profession
E-Mail
Address 400 STEWART AVE 4TH FLR
LAS VEGAS, NV 89101-2913
Seasonal Addr
Valid From To
Comments Mike Vlaovich x1045

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received
Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type SDR

Parent Project # 28313

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified by			
Comments		Modified Date			
Added By					
07/07/2010	CC	SCHEDULED	0	0	0
FSOLIS	05/27/2010				

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Report Date 05/28/2010 01:20 PM

Submitted By

Page 3

<u>Employee ID</u>	<u>Last</u>	<u>First</u>	<u>MI</u>	<u>Comments</u>
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<u>Log Action</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
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No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
 Project Address (Location) Southeast corner of Harris Ave and Marion Drive
 Project Name LV Wask Park 2 AKA Harris Trailhead Proposed Use City Park
 Assessor's Parcel #(s) 140-29-801-001 Ward # 3
 General Plan: existing PF proposed _____ Zoning: existing CV proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 3.98 Lots/Units _____ Density _____
 Additional Information Extension of SDR-28313

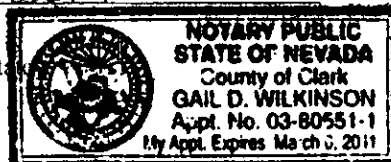
PROPERTY OWNER City of Las Vegas Contact Michael Vlaovich
 Address 400 Stewart Ave Phone: 229-1045 Fax: 464-5701
 City Las Vegas State NV Zip 89101
 E-mail Address mvlaovich@lasvegasnevada.gov

APPLICANT Same as Property Owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE Same as Property Owner Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name MICHAEL J. VLAOVICH
 Subscribed and sworn before me
 This 25th day of May, 20 10
Gail D. Wilkinson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>38379</u>
Meeting Date:	<u>7-7-10</u>
Total Fee:	<u>—</u>
Date Received:*	<u>5-27-10</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38379** APN: 140-29-801-001

Name of Property Owner: City of Las Vegas

Name of Applicant: Michael Vlaovich

Name of Representative: Michael Vlaovich

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

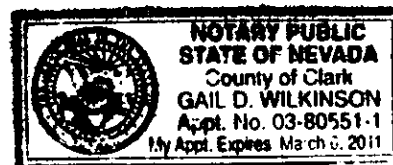
APN: _____

Signature of Property Owner: _____

Print Name: MICHAEL J. VLAOVICH

Subscribed and sworn before me

This 25th day of May, 2010
Gail D. Wilkinson
Notary Public in and for said County and State





May 26th, 2010

City of Las Vegas
Department of Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

Attn: Current Planning

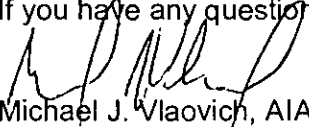
Re: Justification Letter for A.P.N. 140-29-801-001

The City of Las Vegas is requesting an extension of time for the Las Vegas Wash Park Phase 2 (AKA Harris Trailhead), SDR-28318. The trailhead is on approximately 3.98 acres, located on the southeast corner of Harris Avenue and Marion Drive. This parcel is owned by the City of Las Vegas and is currently undeveloped with a General Plan Category designation of PF and a Zoning Designation of CV.

This development is intended to serve as a trail head facility for the Las Vegas Wash Trail along the west side of the Las Vegas Wash and also as a neighborhood/pocket park for the adjacent neighborhood. This site will have a private drive connecting Harris Avenue to Nettie Avenue with sixteen parking stalls. On the north end of the site there is a trail head staging area with a shade ramada and informational kiosk. This is located near the existing pedestrian bridge connecting the site to the trail. Moving south there are synthetic turf pockets with a wash viewing area, splash pad, and covered swing set that lead to the two tot lots, fun ball court, and another shade ramada. In the tot lot area, there is room for a future restroom. From there, you have access to a shade ramada and horse staging area with 80' diameter lighted pen area south of the tot lots. This staging area is adjacent to a horse access path running from Nettie Avenue to the south end of the site utilizing an existing amenity used within this neighborhood. Adjacent to the pedestrian circulation is a crushed rock walking path with four fitness stations. Another amenity is the dry creek bed running through the site adding visual interest while tying this trail head / park site together.

This project will develop raw land into a city facility, enhance the general health, safety and welfare of the surrounding neighborhood, and fit into the City's Strategic Plan.

If you have any questions, please contact me at 229-1045.


Michael J. Vlaovich, AIA
Architectural Project Manager
City of Las Vegas Public Works
229-1045 (fax) 464-5701

RECEIVED

MAY 27 2010

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

EOT-38379



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

August 11, 2008

Mr. Michael Vlaovich
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-28313 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2008
RELATED TO GPA-28312, ZON-28311 AND WVR-28569

Dear Mr. Vlaovich:

The City Council at a regular meeting held August 6, 2008 APPROVED the request for a Site Development Plan Review FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [Proposed: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2008. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28312) Rezoning (ZON-28311) and Waiver (WVR-28569) shall be required, if approved.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 06/18/08 and building elevations, date stamped 05/27/08, except as amended by conditions herein.
3. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed. For all developments/projects.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

RECEIVED

MAY 27 2010

EOT-38379

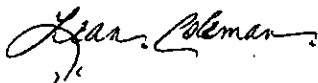
Mr. Michael Vlaovich
SDR-18313 – Page Two
August 11, 2008

5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Construct half-street improvements on Harris Avenue east of the existing concrete barrier rail to the eastern boundary of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. The existing concrete barrier rail shall remain in place. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. A Waiver of Las Vegas Municipal Code Title 18.12.130 for the cul-de-sac termination of Nettie Avenue shall be approved prior to the issuance of any permits.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Trail Phase 1 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Comply with the recommendations of the Collection System Planning Section.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

RECEIVED

MAY 27 2010

EOT-38379

Escrow No.: 06-02-0757-SD

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. & M., CITY OF LAS VEGAS, IN THE OFFICE OF THE THE COUNTY RECORDER OF CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SAID SECTION 29;

THENCE N 00 26' 55" E ALONG THE CENTER LINE OF MARION DRIVE A DISTANCE OF 1316.34 FEET; THENCE N 87 12' 24" E ALONG THE SOUTH RIGHT-OF-WAY OF HARRIS AVENUE A DISTANCE OF 46.53 FEET; **THE TRUE POINT OF BEGINNING;**

THENCE; N 87 12' 24" E CONTINUE ALONG THE SOUTH RIGHT-OF-WAY OF HARRIS AVENUE A DISTANCE OF 355.76 FEET

THENCE S 0 35' 41" W A DISTANCE OF 194.29 FEET

THENCE N 87 12' 13" E A DISTANCE OF 121.77 FEET

THENCE; S 0 30' 45" W A DISTANCE OF 655.52 FEET

THENCE N 29 34' 38" W ALONG THE EAST RIGHT-OF-WAY OF LAS VEGAS WASH (150' RIGHT-OF-WAY) A DISTANCE OF 950.33 FEET; **TO THE TRUE POINT OF BEGINNING;**

Legal description prepared by
Art Consulting Engineers
3355 W. Spring Mountain Road, Suite 6
Las Vegas, NV 89102

This conveyance is an AS-IS transaction and is also subject to all other matters appearing of record or known to Grantee that can be ascertained by an inspection of said Property and is made without any warranty expressed or implied as to the suitability of said Property for any purpose.

GRANTOR:

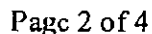
By:

)
}ss.
)

On this 1st day of September, 2006, before me, Patricia A. Strickland, notary public in and for said State, personally appeared Gilman Miller, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies) and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

My commission expires 11/25/08



Receipt/Conformed Copy

Requestor:

NEVADA TITLE COMPANY

09/08/2006 14:03:01 T20060156915

Book/Instr: 20060908-0003357

Deed

Page Count: 4

Fees: \$16.00

N/C Fee: \$0.00

RPTT: EX#002

Frances Deane
Clark County Recorder

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

a) 140-29-801-001

b)

c)

d)

2. Type of Property:

- x a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse ☐ d) 2-4 Plex
☐ e) Apt. Bldg. ☐ f) Comm'l/Ind'l
☐ g) Agricultural ☐ h) Mobile Home
☐ i) Other

3. Total Value/Sales Price of Property

\$-0-

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$-0-

Real Property Transfer Tax Due

\$-0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Exempt #2
Section:

b. Explain Reason for Exemption: Transfer of Title to Governmental Agency.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: The Trust for Public Land, By: [Signature] Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: The Trust for Public Land, Corporation

Print Name: City of Las Vegas

Address: 116 New Montgomery, 3rd Floor

Address: 400 Stewart Ave. 4th Floor

City/State/Zip: San Francisco CA 94105

City/State/Zip: Las Vegas, NV 89101

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 06-02-0757-SD

Address: 2500 N. Buffalo Drive, Suite 150

City: Las Vegas

State: NV

Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

APN: Clark County 140-29-801-001

Exempt #2

Recording Requested by & return to:

The City of Las Vegas
Real Estate & Utilities
400 Stewart Avenue, 4th Floor
Las Vegas, NV 89101
Attn: Ms. Robin Yoakum
Escrow #06-02-0757-SD

GRANT BARGAIN AND SALE DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **THE TRUST FOR PUBLIC LAND**, a California non-profit public benefit corporation, whose address is 116 New Montgomery Street, Third Floor, San Francisco, CA 94105 ("GRANTOR"), does hereby Grant, Bargain and Sell to **THE CITY OF LAS VEGAS**, a municipal corporation duly organized in the State of Nevada, whose address is 400 Stewart Avenue, 4th Floor, Las Vegas, NV 89101, all of that certain real property located in the County of Clark, State of Nevada, as described on **Exhibit A** and by reference made a part hereof.

TOGETHER WITH all of the right, title, and interest in all minerals and mineral rights of every name, nature, kind and description including coal, oil, gas, petroleum and the products thereof and to the geothermal rights which are owned by GRANTOR and which are upon or appurtenant to said land.

SITE AMENITIES / IMPROVEMENTS LEGEND

KEY	DESCRIPTION
1A	CONFIRMED TOP LOT
1B	STAGING AREA WITH SHUTTLE TRAMWAY AND INFORMATIONAL AREA
1C	PEDESTAL MONUMENTALITY
1D	BRIDGE / FOUNTAIN
1E	COVERED STAGING AREA WITH NEW
1F	PARKING AREA WITH 3 STALLS
1G	PARKING AREA WITH 2 STALLS
1H	COVERED ALLEY LOADING AREA WITH NEW
1I	EXISTING PEDESTRIAN AREAS
1J	SPRINGING, 1" IN 100'
1K	PLAY BALL COURT ON EXISTING CONCRETE
1L	TURN ARROUND AT THE END OF THE AISLE WITH WALK-BE-HIND SIGN
1M	CONCRETE 10' x 10' WALKWAY PATH 100'
1N	ADDRESS CURBAGE WITH PEDESTAL MONUMENTALITY
1O	COVERED STAGING AREA WITH NEW AND EXISTING STAGING AREA
1P	FOUNTAIN (10' x 10') AND WITH BRASS CURB
1Q	WALKWAY WITH COVERED AREAS
1R	HOIST ACCESS PATH TO STAGING AREA 1 AND 2
1S	10' x 10' CURBAGE
1T	10' x 10' WALKWAY
1U	ENTRY GATE 100'
1V	PAVING MATERIAL
1W	10' TRANSITION DRAIN TO EXISTING EDGE OF PAVEMENT 100'
1X	10' EXISTING WALKWAY TO BE LITANIZED CURBAGE AND 10' EXISTING NEW WITH NEW
1Y	TRANSITION FOUNTAIN AND TRASH CAN
1Z	EXISTING WALKWAY WILL TO BE PROTECTED IN PLACE
2A	EXISTING BRASS CURB AND JERRY RUBBER TO BE PROTECTED IN PLACE
2B	10' EXISTING 10' EXISTING NEW
2C	10' EXISTING 10' EXISTING NEW
2D	10' EXISTING 10' EXISTING NEW
2E	10' EXISTING 10' EXISTING NEW
2F	10' EXISTING 10' EXISTING NEW
2G	10' EXISTING 10' EXISTING NEW
2H	10' EXISTING 10' EXISTING NEW
2I	10' EXISTING 10' EXISTING NEW
2J	10' EXISTING 10' EXISTING NEW
2K	10' EXISTING 10' EXISTING NEW
2L	10' EXISTING 10' EXISTING NEW
2M	10' EXISTING 10' EXISTING NEW
2N	10' EXISTING 10' EXISTING NEW
2O	10' EXISTING 10' EXISTING NEW
2P	10' EXISTING 10' EXISTING NEW
2Q	10' EXISTING 10' EXISTING NEW
2R	10' EXISTING 10' EXISTING NEW
2S	10' EXISTING 10' EXISTING NEW
2T	10' EXISTING 10' EXISTING NEW
2U	10' EXISTING 10' EXISTING NEW
2V	10' EXISTING 10' EXISTING NEW
2W	10' EXISTING 10' EXISTING NEW
2X	10' EXISTING 10' EXISTING NEW
2Y	10' EXISTING 10' EXISTING NEW
2Z	10' EXISTING 10' EXISTING NEW

SCHEMATIC DESIGN SITE PLAN

LAS VEGAS WASH PARK PHASE 2

OFFICE OF ARCHITECTURAL SERVICES

LAS VEGAS, NEVADA

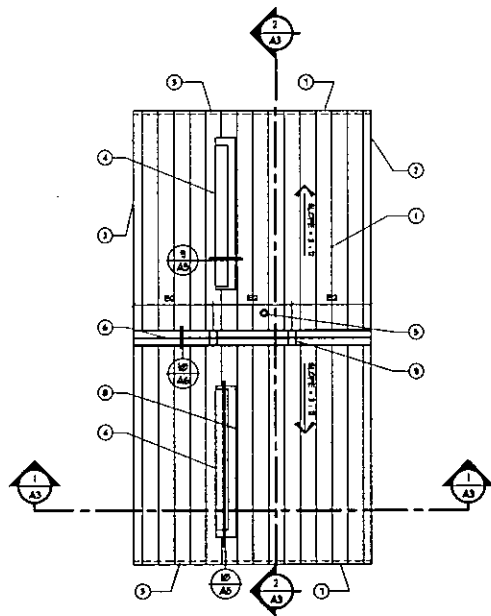
MAY, 2010



RECEIVED

MAY 27 2010

City of Las Vegas

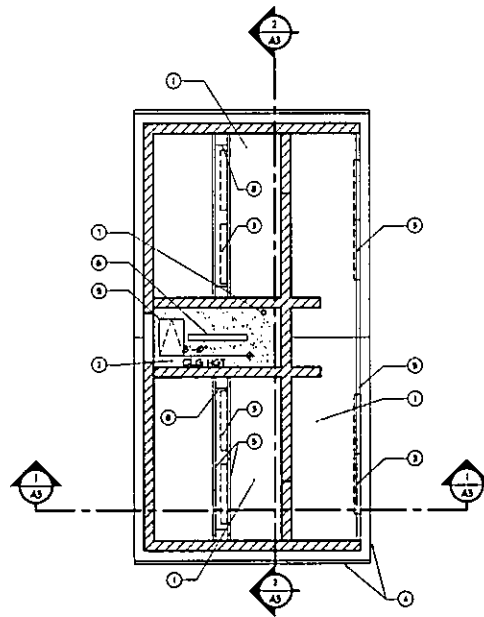


Roof Plan

Scale: 1/4" = 1'-0"

Roof Plan Notes:

- ① STANDING SEAM OF 30" PITCH OF 1/2" PITCH BOARD OF METAL DECK.
- ② EDGE OF STANDING SEAM GABLE PARCEL - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL.
- ③ LINE OF STANDING SEAM EDGE BELOW.
- ④ LIGHT BELL - PAINT TO MATCH STANDING SEAM ROOF PANEL.
- ⑤ PLUMBING VENT STACK - SEE DETAIL 106 FOR PLUMBING REQUIREMENTS.
- ⑥ 10" DIA. OLD REDUCED CAP - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL.
- ⑦ EDGE OF STANDING SEAM PARCEL - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL.
- ⑧ LIGHT WELL PLUMBING - SEE DETAILS INDICATED - COLOR AND FINISH TO MATCH STANDING SEAM ROOF PANEL.
- ⑨ REDUCED CAP EXPANSION COVER - LOCATE PER ROOF PLAN - SEE DETAIL 106.

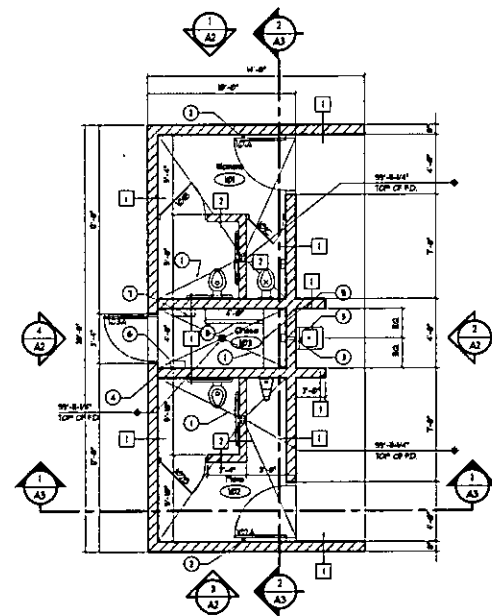


Reflected Ceiling Plan

Scale: 1/4" = 1'-0"

Reflected Ceiling Plan Notes:

- ① OPEN TO STRUCTURE (PAINT COLOR 1)
- ② GYP BOARD CEILING - SEE SPEC
- ③ LIGHT FIXTURES OF CONCEALED MOUNT (TYP) - SEE ELECTRICAL DRAWINGS
- ④ EDGE OF PARCEL - TYP
- ⑤ ROOF PLUMBING - SEE STRUCTURAL (PAINT COLOR 1)
- ⑥ SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- ⑦ PLUMBING VENT STACK - SEE PLUMBING DIAGS
- ⑧ LIGHT BELL (TYP) (PAINT COLOR 1)
- ⑨ 10" X 10" CEILING ACCESS PANEL - SEE SPEC



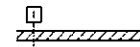
Floor Plan

Scale: 1/4" = 1'-0"

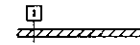
Floor Plan Notes:

- ① SLOPE CONCRETE FLOOR TO PROVIDE PROPER DRAINAGE. THE PERIMETER OF THE ROOMS IS A BASE HEIGHT FROM FLOOR MARK OF 108" AFF.
- ② 1/2" X 1/2" X 1/2" X 1/2" SINK PLATE - SEE DETAIL 106.
- ③ HAND DRYER - SEE SPECIFICATIONS FOR TYPE. PROVIDE OUT-LET IN CHU AS REQUIRED FOR UNIT. CENTER UNIT OVER LAVATORY AND MOUNT 4" AFF. TO CENTER OF BOTTOM PORTION OF UNIT.
- ④ MAIN DISCONNECT SWITCH - SEE ELECTRICAL DRAWINGS.
- ⑤ LAVATORY (MOUNT 34" MAX TO TOP OF RIN TYP) - SEE PLUMBING DRAWINGS.
- ⑥ HEATER BY THERMOSTAT - SEE ELECTRICAL/MECHANICAL DRAWINGS.
- ⑦ ELECTRICAL PANEL - PROVIDE 36" CLEAR IN FRONT OF PANEL. SEE ELECTRICAL DRAWINGS.
- ⑧ 3/4" X 8" DEEP EXT. GRADE PLYWOOD SHELVING. PROVIDE L-BRACKET AT EA. END AND ONE INTERMEDIATE BRACKET. TYP. COORDINATE LOCATION OF PLUMBING EQUIPMENT AND ELECTRICAL EQUIPMENT. MOUNT SHELVES 8" AFF. F.V.
- ⑨ 3/4" X 8" DEEP EXT. GRADE PLYWOOD SHELVING. PROVIDE L-BRACKET AT EA. END AND ONE INTERMEDIATE BRACKET. TYP. COORDINATE LOCATION OF PLUMBING EQUIPMENT AND ELECTRICAL EQUIPMENT. MOUNT SHELVES 8" AFF. F.V.

Wall Legend



8" X 8" X 16" SOLID GROUTED CONCRETE MASONRY UNIT BY RUNNING BOND AND RAKE EXTERIOR JOINTS AND TOOLED CONCAVE INTERIOR. SEE FINISH SCHEDULES AND EXTERIOR ELEVATIONS FOR PAINT REQUIREMENTS AND CHU TYPES.



8" X 8" X 16" SOLID GROUTED CONCRETE MASONRY UNIT BY RUNNING BOND AND TOOLED CONCAVE JOINT. SEE FINISH SCHEDULES FOR PAINT REQUIREMENTS AND CHU TYPE. PROVIDE 2" MASONRY CAP.

RECEIVED

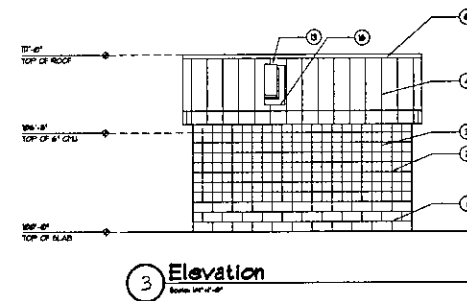
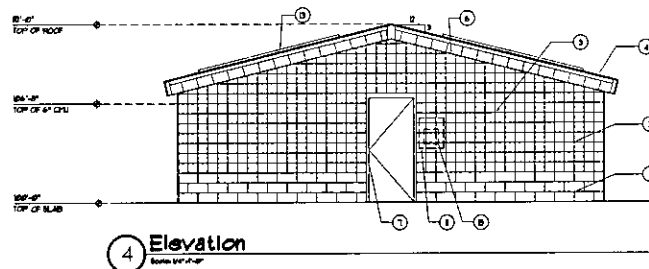
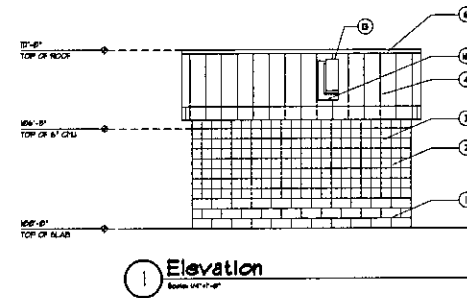
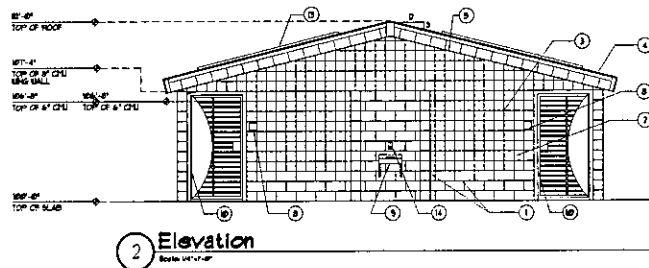
EOT-38379

MAY 27 2010

City of Las Vegas

DEPARTMENT OF PUBLIC WORKS	
Las Vegas Wash Park Phase 2 Two Fixture Restroom	
Floor Plan, Reflected Ceiling Plan, Roof Plan	
OWNER: CITY OF LAS VEGAS DEPARTMENT OF PUBLIC WORKS ARCHITECTURAL SERVICES	
100 EAST STEWART AVENUE LAS VEGAS, NEVADA 89101 PHONE: (702) 228-4333 FAX: (702) 228-4333 E-MAIL: (702) 228-4333	
DATE: 5/25/10 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	RR-A1

5/25/2010 3:12:56 PM



Sheet Legend

- INDICATES MASONRY - PAINT VISTA 1988 - "SANDALWOOD"
- INDICATES MASONRY - PAINT VISTA 1941 - "CEMENT PAINT"
- PAINT VISTA 1944 - "AUSTIN BRICKS"

General Notes

1. SEE STRUCTURAL DRAWINGS FOR REBAR LOCATIONS.

Sheet Notes:

1. 8" x 8" x 16" SOLID GROUTED CHU BY RUNNING BOND AND RAKE JOINT
2. 8" x 8" x 16" SOLID GROUTED ANGLE SCORE CHU BY RUNNING BOND AND RAKE JOINT
3. 8" x 8" x 16" SOLID GROUTED CHU BY RUNNING BOND AND RAKE JOINT - BLOCK TO BE INST. 2" FROM EXTERIOR FACE OF WALL
4. STANDING BEAM OF 2" X 6" PLYWOOD OR STEEL DECK
5. STANDING BEAM MATCH TO MATCH ROOF COLOR AND FINISH
6. ROOF FLASHING (COLOR AND FINISH TO MATCH STANDING BEAM ROOF PANEL)
7. HOLLOW METAL DOOR AND FRAME - SEE DOOR TYPES
8. ALUMINUM SIGN - SEE SIGN SCHEDULE (TYP)
9. LAVATORY - SEE PLUMBING DRAWINGS
10. TUBE STEEL FRAME BY STEEL GATE - SEE DOOR TYPES
11. MAIN DISCONNECT - PAINT TO MATCH ADJACENT SURFACES - SEE ELECTRICAL DRAWINGS
12. PHOTO CELL LOCATION - SEE ELECTRICAL DRAWINGS - PROVIDE WEATHER TIGHT SEAL
13. LIGHT BELL (PAINT TO MATCH STANDING BEAM ROOF PANEL)
14. LOCATION OF HAND DRYER
15. MAIN DISCONNECT SIGN - SEE DETAIL 1042
16. 1/2" GA LGT MESH FLASHING TO MATCH STANDING BEAM COLOR AND FINISH

RECEIVED

MAY 27 2010

EOT-38379

City of Las Vegas



Project Name: _____
Drawing No: _____

DEPARTMENT OF PUBLIC WORKS
Las Vegas Wash Park Phase 2
Two Fixture Restroom
Exterior Elevations

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

100 EAST BURNING WOOD AVENUE
LAS VEGAS, NEVADA 89119
PHONE: (702) 228-8328
FAX: (702) 228-8328
TOLL: (702) 228-8328

Drawn: _____
Title: _____
Date: May 2010
Scale: 1/4" = 1'-0"

Checked: _____

Approved: _____

Stamp: _____

Sheet: _____

RR-A2

Mark Potokar

From: Steve Gebeke
Sent: Tuesday, May 04, 2010 3:34 PM
To: Mark Potokar
Subject: RE: SDR-28313

Where is the funding for the project going to come from? If the city is the applicant and is paying for the project out of the general fund (not from other sources such as the RDA or CBDG funds), then the processing fees are waived.

I think donations may also be accepted, if you're interested... ☺

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Mark Potokar
Sent: Tuesday, May 04, 2010 3:16 PM
To: Steve Gebeke
Subject: RE: SDR-28313

Will we be required to pay the fee? The project doesn't have any funding.

From: Steve Gebeke
Sent: Tuesday, May 04, 2010 3:12 PM
To: Mark Potokar
Subject: RE: SDR-28313

It expires on 08/06/10; you may submit for an Extension of Time any time prior to the expiration date. The submittal req's are at: [http://www.lasvegasnevada.gov/files/Extension of Time.pdf](http://www.lasvegasnevada.gov/files/Extension_of_Time.pdf)

Steve Gebeke

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

From: Mark Potokar
Sent: Monday, May 03, 2010 7:55 AM

To: Steve Gebeke
Subject: SDR-28313

This SDR is about to expire – how can I get an extension on it?

*Mark Potokar, Leed AP
City of Las Vegas, Capital Project Management
(702)-229-4979*

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-28313 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-28312) Rezoning (ZON-28311) and Waiver (WVR-28569) shall be required, if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/08, except as amended by conditions herein.
3. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed. For all developments/projects.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

LEH

SDR-28313 - Conditions Page Two
July 10, 2008 - Planning Commission Meeting

Public Works

7. Construct half-street improvements on Harris Avenue east of the existing concrete barrier rail to the eastern boundary of this site concurrent with development of this site, unless otherwise allowed by the City Engineer. The existing concrete barrier rail shall remain in place. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. A Waiver of Las Vegas Municipal Code Title 18.12.130 for the cul-de-sac termination of Nettie Avenue shall be approved prior to the issuance of any permits.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Trail Phase 1 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Comply with the recommendations of the Collection System Planning Section.
11. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of the Department of Public Works must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

SDR-28313 - Staff Report Page One
July 10, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed public park on a 3.98 acre parcel located on an undeveloped property adjacent to the Las Vegas Wash, south of Harris Avenue and west of Nettie Avenue. The proposed park is passive in nature with no programmable space. The design includes ample tree coverage, two shaded children's play equipment areas, four small picnic pavilions, adequate parking, and a restroom. The site is adjacent to a public middle school and the Las Vegas Wash, which will also be the future site of the Las Vegas Wash regional trail. The proposed park and trailhead will allow the City of Las Vegas to provide a vital link in a important trail project designed to serve all of Clark County. Staff recommends approval of this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/18/02	The City Council approved a Rezoning (Z-0041-02) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development on this site. The Planning Commission recommended approval and staff recommended denial of these requests.
08/09/02	A request was made for an amendment to a portion of the Southeast Sector Plan of the General Plan from R (Rural) to L (Low Density Residential) on 3.98 acres located south of Harris Avenue and east of the Las Vegas Wash, General Plan Amendment (GPA-0018-02). The Planning Commission accepted a withdrawal without prejudice of the application.
11/21/02	A Request for a Variance (VAR-1031) to allow zero square feet of open space was stricken from the agenda.
02/02/05	The City Council approved a request for an Extension of Time (EOT-5844) of an approved Site Development Plan Review [Z-0041-02(1)] for a proposed 9-lot single-family development the subject site. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
The subject site has not been assigned an address and therefore has no relevant building permit or business license history.	
<i>Pre-Application Meeting</i>	
05/14/08	The requirements for a General Plan Amendment, Rezoning and Site Development Review were conveyed to the applicant's representative.

SDR-28313 - Staff Report Page Two
July 10, 2008 - Planning Commission Meeting

Neighborhood Meeting	
06/09/08	The meeting was held at 5:30 pm at Rafael Rivera Community Center located at 2900 Stewart Ave. The neighborhood meeting was conducted by staff members of the City of Las Vegas Public Works and Planning & Development Departments. The meeting was attended by three area residents. The residents expressed support of a park at this location, however they expressed concerns about security of the park, and possible issues with homeless individuals. The residents also expressed a desire to see more equestrian access to the park, and discussed how the property is currently utilized by horse owners in the area. A desire to preserve a rural feel to the area was expressed as well.
Field Check	
05/03/08	Staff found the site to be undeveloped and was secured by a temporary chain link fence. There are several salt cedar bushes on the site along with a small amount of trash and debris.

Details of Application Request	
Site Area	
Gross Acres	3.98

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential) Proposed: PF (Public Facility)	R-PD2 (Residential Planned Development 2-Units Per Acre)/ Proposed C-V (Civic)
North	Dell H. Robinson Junior High School	PF (Public Facilities)	C-V (Civic)
South	Flood Control Facility and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)
East	Single-Family Homes	R (Rural Density Residential)	R-E (Residence Estates)
West	Flood Control Facility and a Planned Regional Trail	PF (Public Facilities)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A

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SDR-28313 - Staff Report Page Three
July 10, 2008 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Please note the applicable code section here (Title 19.12)

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
Parking Area	7 Trees	Y*
Buffer: Min. Trees North	10 Trees	Y*
Southwest	21 Trees	Y*
East	41 Trees	Y*
TOTAL	79 Trees	Y*

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.*

Pursuant to Title 19.06.020, the following development standards shall apply:*

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	3.98 acres
Min. Lot Width	240 feet
Min. Setbacks	
• Front	92 feet**
• Side	60 feet**
• Corner	150 feet**
• Rear	180 feet**
Max. Lot Coverage	<2 %
Max. Building Height	10 feet
Trash Enclosure	Screened
Mech. Equipment	N/A

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.*

*** Measurements taken from the restroom and pavilion structure, which are the only two structures on site.*

SDR-28313 - Staff Report Page Four
July 10, 2008 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Public Park	3.98 Acres	Two spaces per gross acre, plus additional parking for each major sports /recreation facility	8	1	14	2	
TOTAL	3.98 Acres		9		16		Yes*

**Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application*

ANALYSIS

The subject undeveloped property is located to the east of the Las Vegas Wash, south of Harris Avenue and west of Nettie Avenue and is intended to serve as a neighborhood park. Future plans for the wash include construction of the Las Vegas Wash Trail. The trail is a 20-mile planned trail that will allow residents to travel along it from the subject site to the Floyd Lamb State Park to the North and to the Clark County Wetland Park and Lake Mead National Recreation Area to the South. The proposed park site will serve as a trailhead for the adjacent Las Vegas Wash trail. To the north of the subject site there is a public middle school, Dell H. Robinson. This proposed development will allow the City of Las Vegas to provide a much needed neighborhood park to this primarily residential area, as well as provide additional recreational opportunity to the students of the adjacent middle school. Staff recommends approval of this application.

Trails Element of the City of Las Vegas 2020 Master Plan

The proposed park and trailhead will allow the City of Las Vegas to provide a much needed neighborhood park, in addition to a vital link in a trail project designed to serve all of Clark County. The proposed neighborhood park meets the Las Vegas 2020 Master Plan objective to promote the acquisition and development of land for parks in central city locations, and to integrate future parks with the trails system and provide appropriate amenities along the trail.

Las Vegas 2020 Master Plan – Parks Element

Las Vegas has experienced extraordinary growth over the past several decades. From 1990 to 1998 alone there was a 50% increase in population. There were 29 parks in 1990 and currently 49 parks.

LEH

SDR-28313 - Staff Report Page Five
July 10, 2008 - Planning Commission Meeting

Because of the growth and changes that have taken place in the community the planning and placement of parks, trails and other open space opportunities is very important to maintain a high quality of life for residents of Las Vegas. That is why the Master Plan Parks element was developed and enacted.

The Parks Element evaluates the present parks system in light of recognized national standards and identifies the adequacies and deficiencies of the present system. It evaluates the spatial distribution, accessibility, location, quantity, size and facilities of the community's existing parks. Projections of the functional needs based on the national standards were then made to the year 2020, accounting for local conditions, constraints and preferences.

The park and recreational needs of neighborhoods differ, mature areas might need improved access to park and recreational opportunity, however providing added recreational opportunity can be challenging. In this case the Las Vegas Wash Park and Trailhead provides a wonderful opportunity to add more open space and access to a the regional trail system to an area that does have needs according to the Parks Element of the Las Vegas 2020 Master Plan.

The Parks Element concludes that a ratio of 2.5 acres of strategically located neighborhood, community and regional park space for every 1,000 residents, as adopted by the Southern Nevada Strategic Planning Authority, is both a realistic and attainable goal. It also concludes that the national standard of one to two acres of neighborhood park space for each 1,000 residents should be strictly followed; state and federal parks and reserves already provide abundant regional recreational opportunity. Currently the City of Las Vegas has a ratio of 1.1 acres per 1000 residents.

All together, the Parks Element identifies a need for an additional 1550 acres of park land in the next 20 years. In the Southeast Sector, this additional acreage required at build out is expected to be 440 acres. The proposed public park will provide an additional 3.98 acres towards the remaining 176 acres needed to meet the plan goal. In addition, a goal under Acquisition Priorities is to obtain park land while the land is still available and then develop a park as the population demands, and the proposed site represents such an opportunity.

Site Plan

The subject site is a 3.98 acre roughly triangular site, with Harris Avenue to the north, single-family homes to the east and the Las Vegas Wash to the west. The proposed layout of the site includes two shaded play areas for children with play equipment, a parking area within the eastern portion of the site and walking paths, which meander throughout the site. Additionally, there are four covered picnic areas and numerous benches throughout the site. There is also a restroom located toward the center of the site.

The proposed park is intended to serve as a trail head facility for the Las Vegas Wash Trail being developed along the west side of the Las Vegas Wash and also as a neighborhood park for the surrounding residential areas and the adjacent middle school. The site will be accessible by both Nettie Avenue to the east and Harris Avenue to the North, and connect the two through the

SDR-28313 - Staff Report Page Six
July 10, 2008 - Planning Commission Meeting

parking area. On the north end of the site there is a trail staging area with a shade ramada and an informational kiosk. This is located near the existing pedestrian bridge which will link the subject site to the Las Vegas Wash Regional Trail. Moving south there are synthetic turf pockets with areas to view the wash, a splash pad and covered swing set, with two separate shaded tot lot play areas. In that area there is also a public rest room and another shade ramada. There are four fitness stations along the walking path and a dry landscaped creek bed running down the central portion of the site. Additionally there is a horse accessible path running from Nettie Avenue to the south end of the site in order to preserve equestrian access to the existing rural properties in the area.

Elevations

The primary structure on the site is a public restroom is 9.3 feet tall, with a lightly pitched roof. The materials used in the structure are 8 x 8 x 16 solid grouted concrete masonry block. The roof will be a matching sheet metal with a dull finish that will match the shade ramadas. The shade ramadas will be comprised of steel construction with sheet metal roofs. There will also be shade structures over the swing area and the two tot lot areas with a sun resistant fabric cover of a vibrant color, which has yet to be determined.

Landscaping

The proposed landscaping for the subject site includes:

Moraine Honey Locust – Seven of these 24-inch box trees are located primarily along the Harris Avenue street frontage.

Texas Mountain Laurel – 19 of these 24-inch box trees are interspersed throughout the park. They are also placed at the Nettie Avenue entry as well as the entry off of Harris Avenue.

Chitalpa – 17 of these 24-inch box trees are interspersed throughout the park with ten located along the Las Vegas Wash frontage.

Mulga Tree – 22 of these 24-inch box trees are interspersed throughout the park with 12 located in along the southern portion of the site.

Mondel Pine – 38 of these 24-inch box trees are located along the eastern boundary of the park.

Desert Broom – 37, 5-gallon Desert Broom shrubs are located throughout the site.

Red Bird of Paradise – 110, 5-gallon Red Bird of Paradise shrubs are located throughout the site.

SDR-28313 - Staff Report Page Seven
July 10, 2008 - Planning Commission Meeting

Red Yucca – 110, 5-gallon Red Yucca shrubs are located primarily on the western side of the park.

Texas Ranger – 106, 5-gallon Texas Ranger plants are located primarily in the central portion of the park, near the parking area and along the Harris Avenue street frontage.

Autumn Sage – 237, 5-gallon Autumn Sage shrubs are located primarily in the central portion of the park, near the parking area and along the Harris Avenue street frontage.

Weeping Yucca – 31, 5-gallon Weeping Yucca shrubs are located primarily in the central portion of the park and near the parking area.

Ground cover will be provided by Creeping Acacia, Trailing Lantana, and Prostrate Myoporum. Those plants are used extensively throughout the entire site with a large swath of Trailing Lantana running down the central portion of the site in a river bed pattern. Quarter inch, “Apache Gold” decomposed granite will be used in the landscape planters throughout the site.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed public park is compatible with the surrounding residential community, which will serve area residents and add much needed open space to this area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Per Title 19.06.020(E), development standards for properties in the C-V (Civic) zoning district are determined upon approval of a Site Development Plan Review application.

The proposed public park will provide an additional 3.98 acres towards the remaining 176 acres needed to meet the overall plan goal of 440 acres. In addition, the proposed park achieves the goal under Acquisition Priorities to obtain park land while it is still available and then develop park land as the population demands.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

LEH

SDR-28313 - Staff Report Page Eight
July 10, 2008 - Planning Commission Meeting

The site gains access from the east by Nettie Avenue which is a 60-foot wide local street and from the north Harris Avenue which is a 60-foot wide local collector street. These roadways are adequate to carry the added traffic this proposed development will generate.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are appropriate and will blend in with the adjacent public school and single-family homes well. The landscaping materials blend in well with the surrounding residential areas, even providing a Mondel pine buffer and transition to the adjacent residential properties.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations for the pavilion, play equipment and restroom are not unsightly and will blend in with the surrounding area. The overall site plan harmonious and compatible with the surrounding area and will add an aesthetically pleasing park to a presently vacant undeveloped property.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Once complete the facility will be secured and maintained by the City of Las Vegas. Public health, safety and welfare will not be compromised by this project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 421

APPROVALS 3

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SDR-28313 - Staff Report Page Nine
July 10, 2008 - Planning Commission Meeting

PROTESTS

1

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: June 1, 2010
Re: **EOT-38379** City of Las Vegas SEC Marion Dr. & Harris Ave.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-28313)

COMMENTS:

We have no comment on the Request for an Extension of Time application of a previously approved Site Development Plan Review for a city park located on 3.90 acres of land located at the southeast corner of Marion Drive and Harris Avenue.