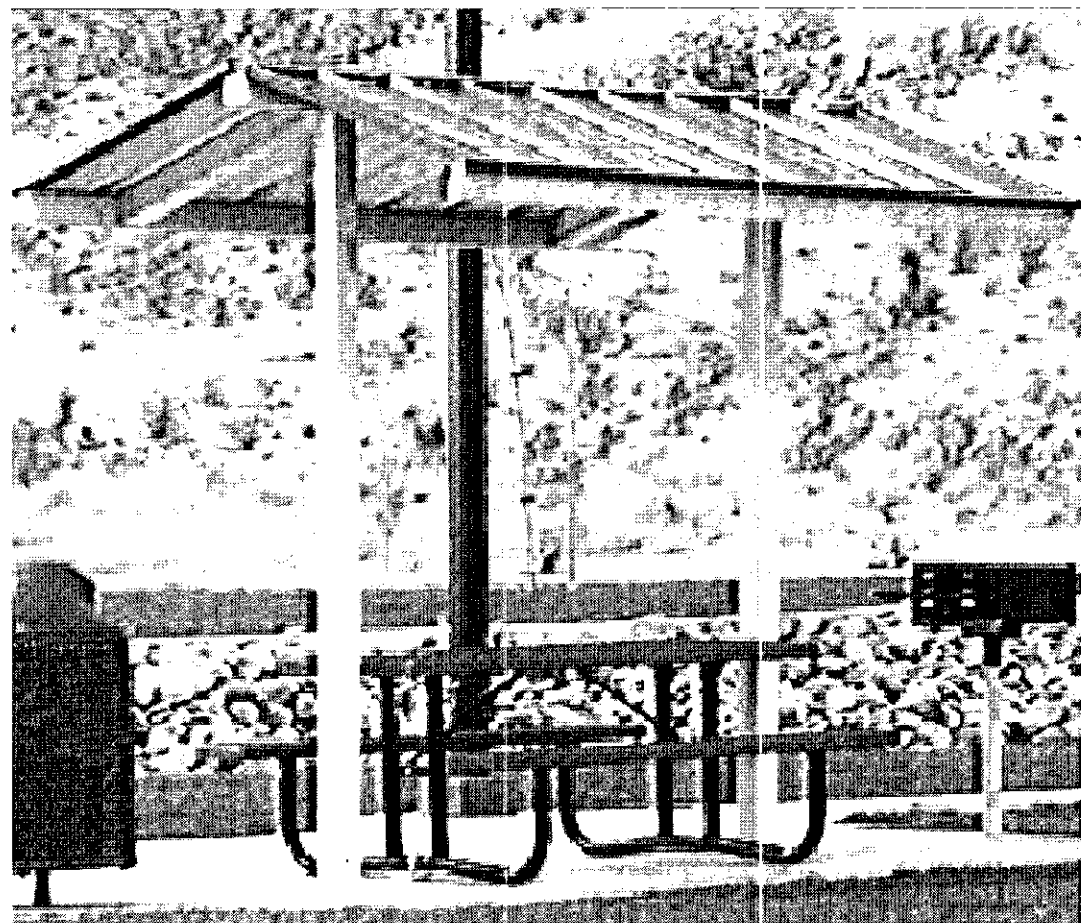
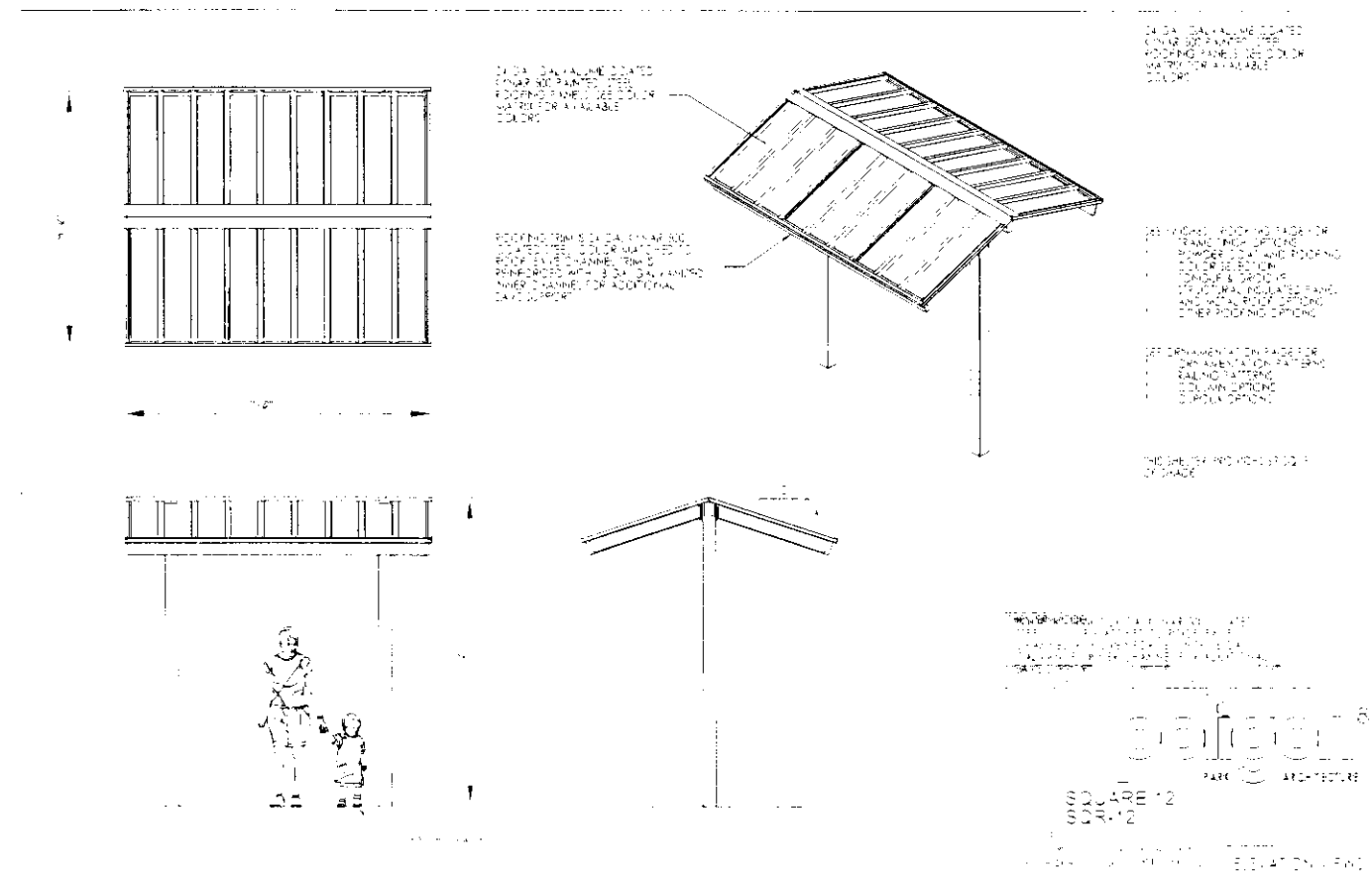




Color Photo



Building Plan-Park Ramada

SCALE 1/8"=1'-0"

SDR-39771

OCT 01 2010



DEPARTMENT OF PUBLIC WORKS

Project: Trinidad Lumber Park Phase 1
 6675 N Durango Drive 89145

Building Elevation

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

NO. EAST STREET: 1000
 LAS VEGAS, NEVADA 89101
 PHONE: 702.228.5231
 FAX: 702.248.4844
 TOLL: 702.248.9124

DATE: 5-10-0

BY: 032406

FILE NO: 650-03-2

A-2



DEPARTMENT OF PUBLIC WORKS

Tropical Durango Park Phase II
6015 N Durango Drive 89149

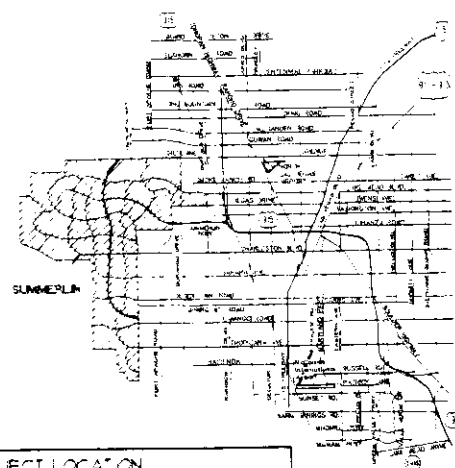
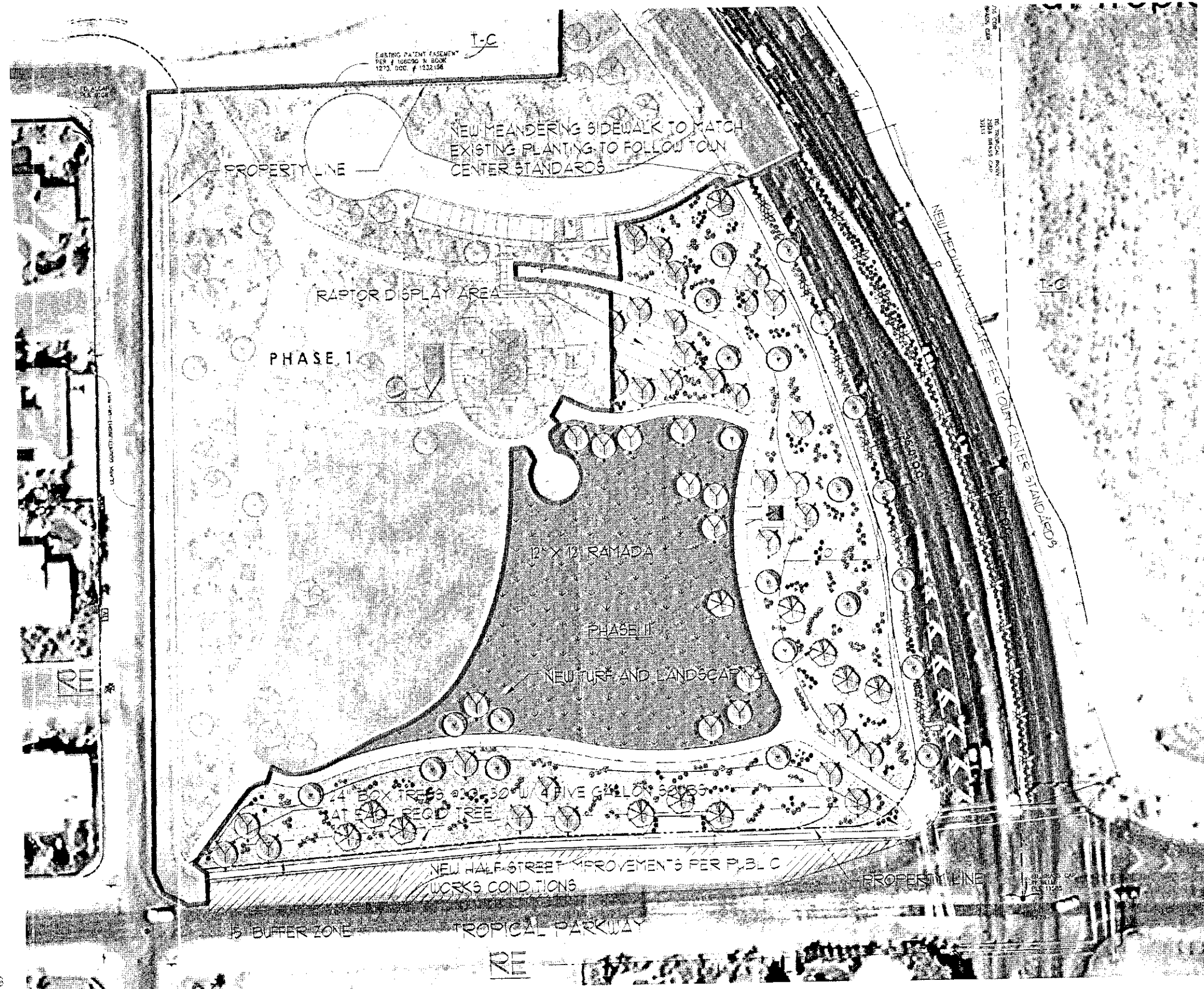
Site Plan Information

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

DATE	10/01/06
BY	10/01/06
NO.	053406
REV.	053406

OCT 01 2010

A-1



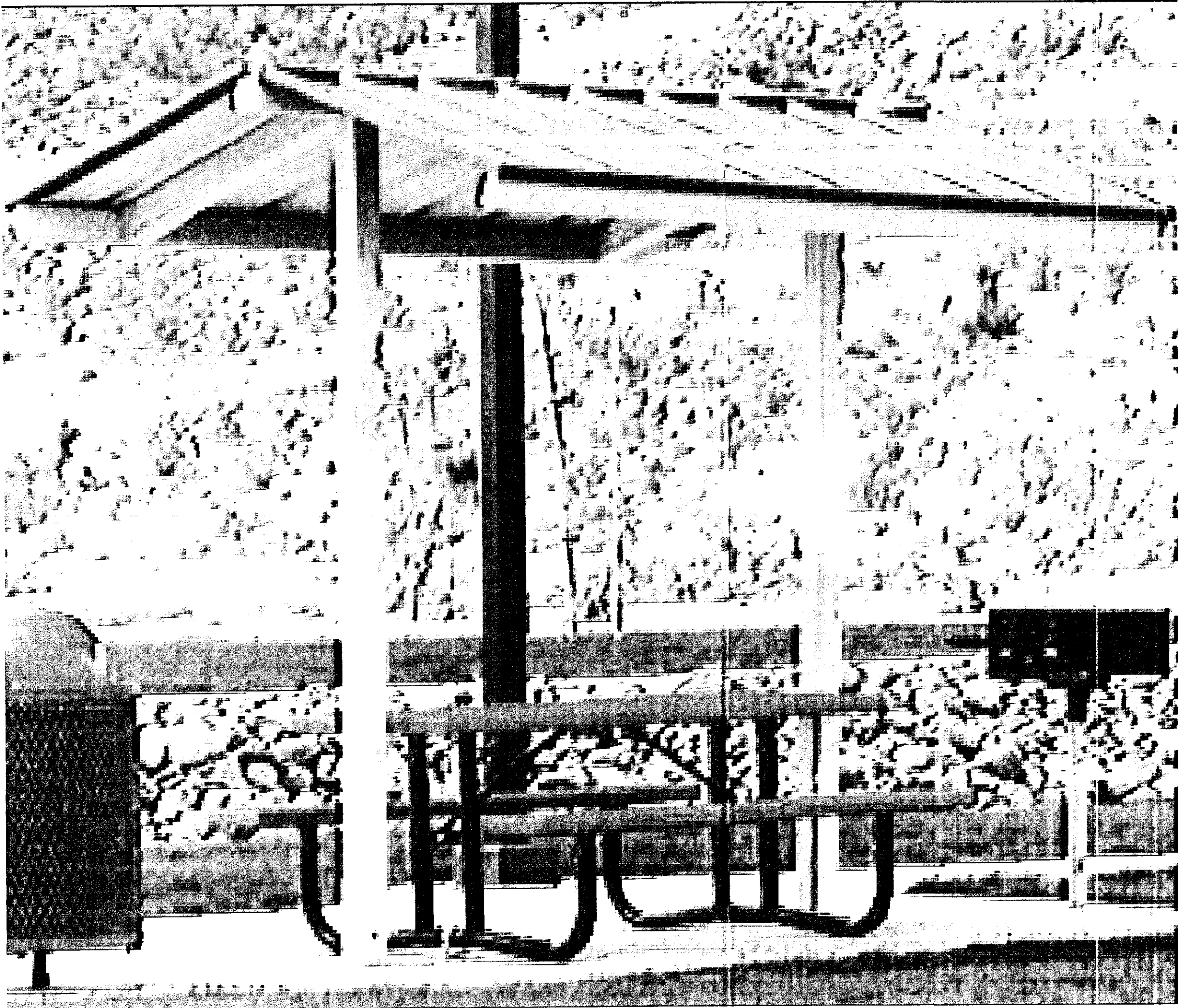
PROJECT LOCATION
NW Corner of Tropical and Durango

Vicinity Map

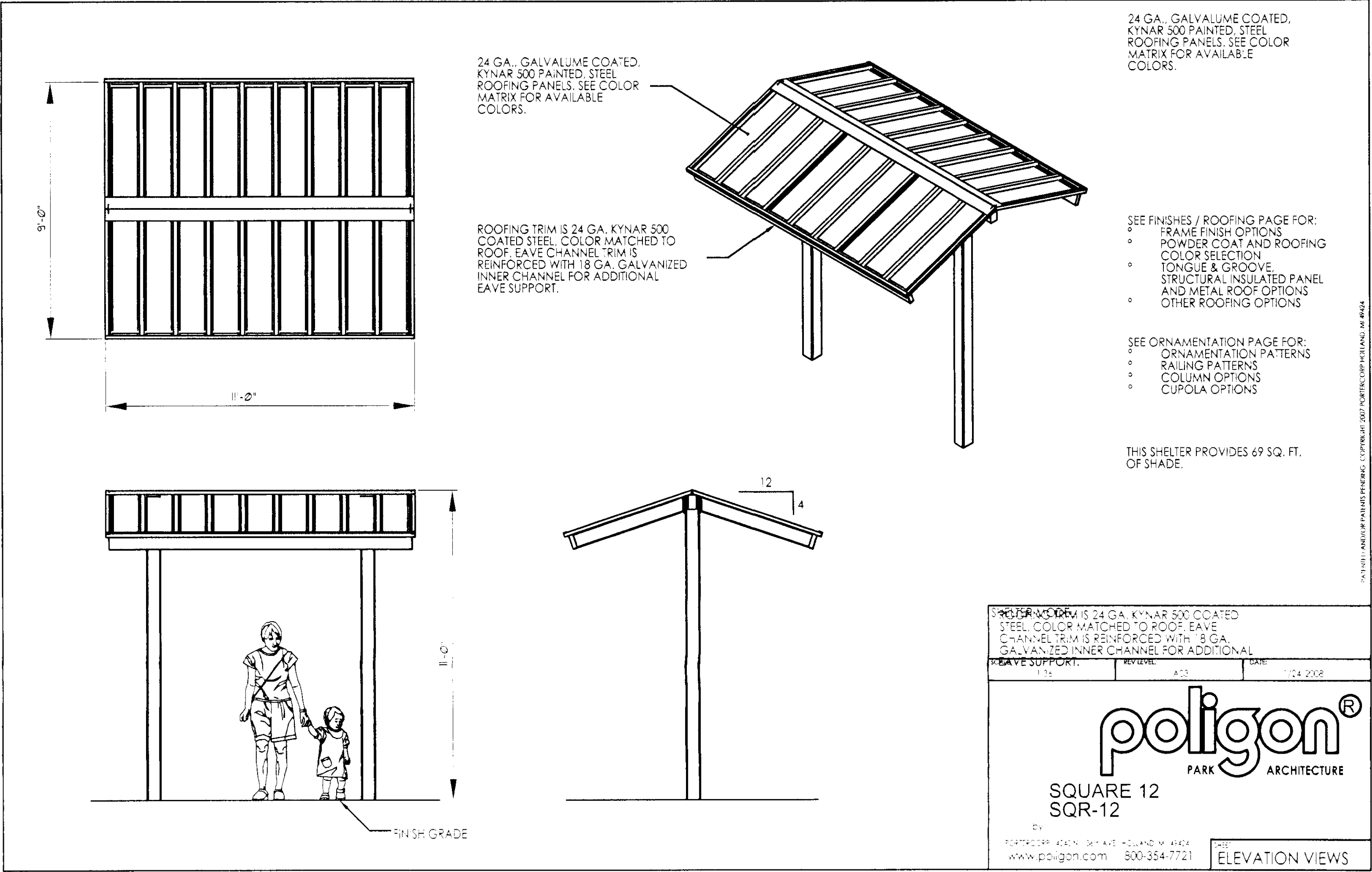
Site Plan

SCALE: 1"=10'-0"

SDR-39771

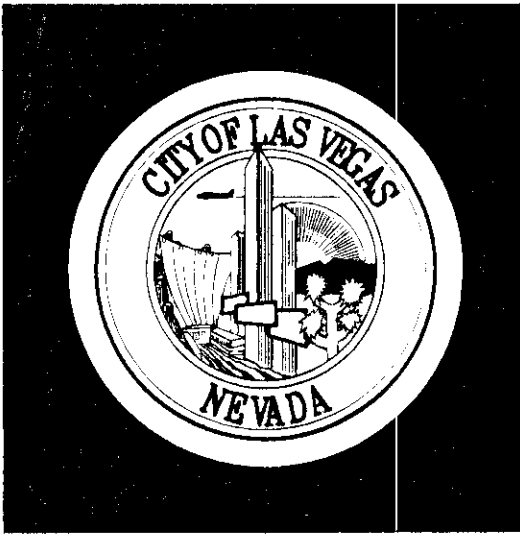
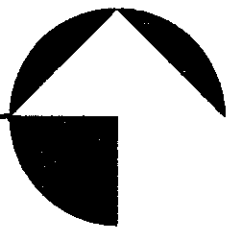


Color Photo



Building Plan-Park Ramada

SCALE 1" = 30'-0"



REVISIONS

NO.	DESCRIPTION	DATE

CONSULTANT

DEPARTMENT OF PUBLIC WORKS

Tropical Durango Park Phase II
6015 N. Durango Drive 89149

Building Plan Information

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

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6535
FAX: (702) 386-1846
TDD: (702) 386-9108

DESIGN: P-13

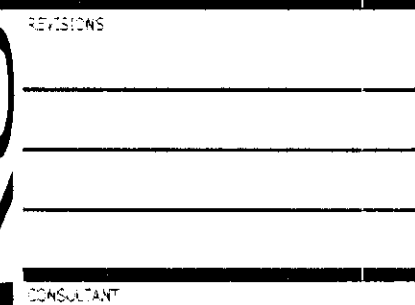
DATE: 9-30-10

SCALE: Noted

BD NO: 101534106

CLYING NO: 650103-2

SPT NO:



Tropical Durango Park Phase II
6075 N. Durango Drive 89149

Site Plan Information

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

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

DEATH

FILE

DATE

SCALE

BID NO

CLV DWG NO

SHT NO

P-48

9-30-10

Noted

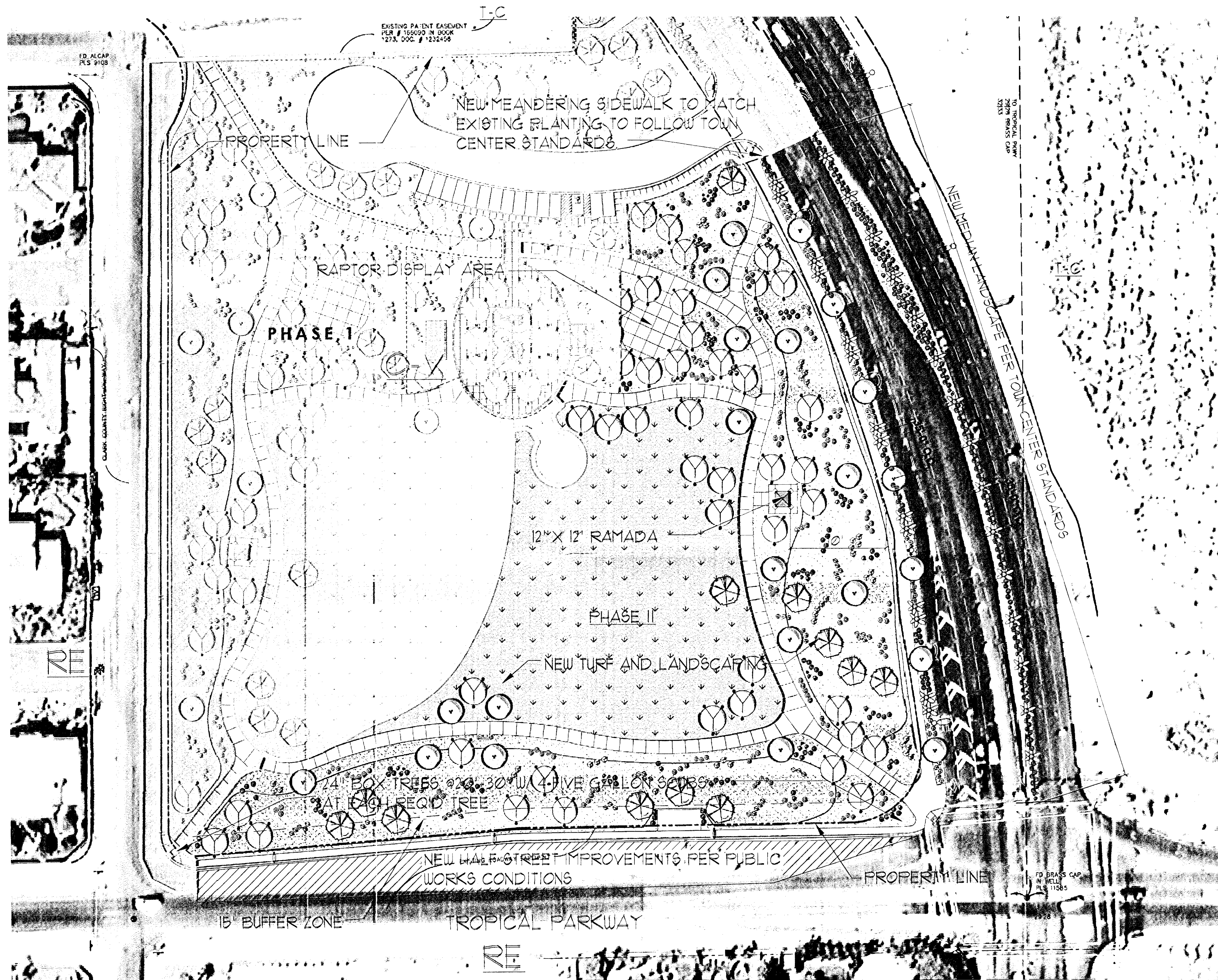
101534106

650103-2

A-1

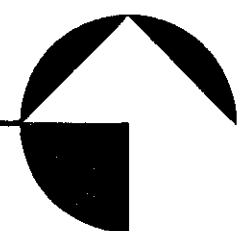
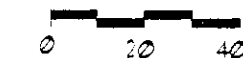


Vicinity Map



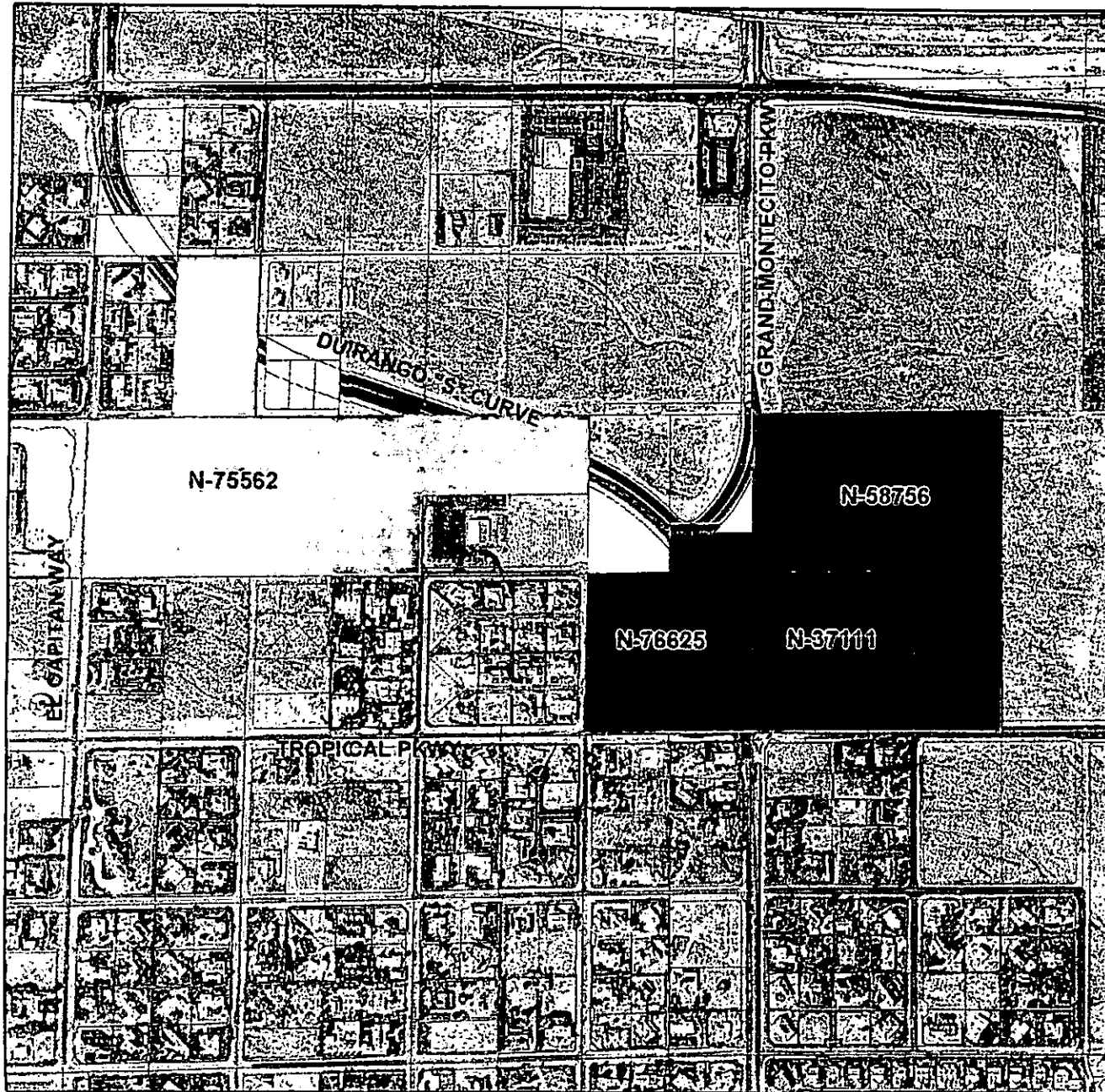
Site Plan

SCALE 1" = 20'-0"



DEC 01 2010

TROPICAL & DURANGO AREA



Site Map

Legend

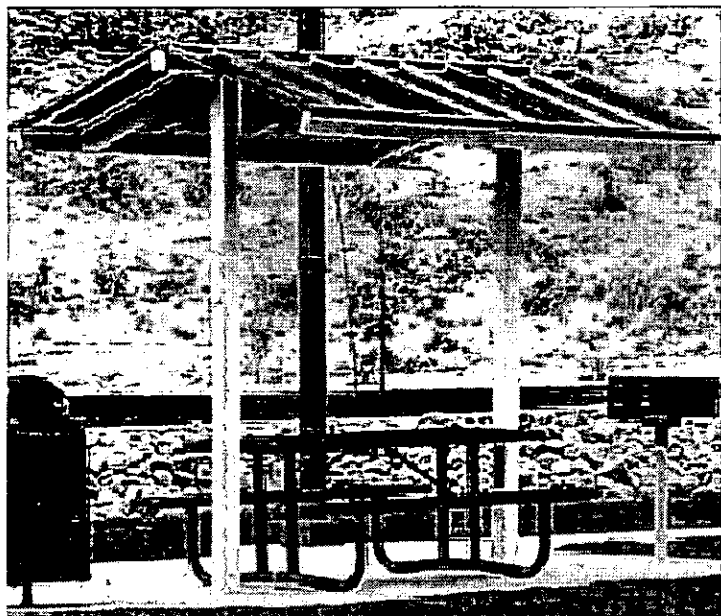
-  Parcels
-  City of Las Vegas
-  Leased
-  Applied
-  USA Parcels

Facilities Management
Real Estate & Utilities

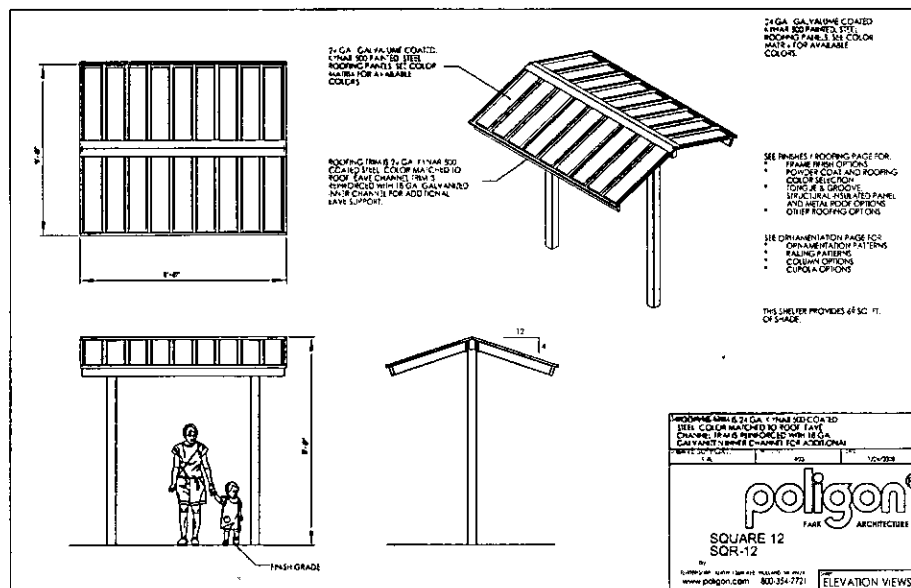


RECEIVED
OCT 01 2010
7/28/2006

SDR-39771



Color Photo



Building Plan-Park Ramada

SCALE 1" = 30'-0"



DEPARTMENT OF PUBLIC WORKS

Tropical Durango Park Phase II
6015 N Durango Drive Bldg
Building Plan Information

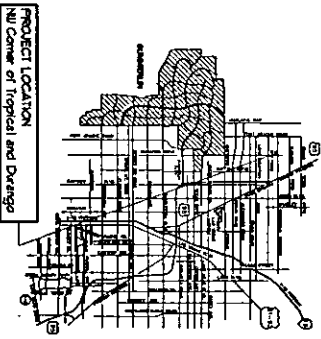
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

2000 WEST INTERSTATE 15 AVENUE
SUITE 1000, LAS VEGAS, NEVADA 89102
PHONE: (702) 258-2828
FAX: (702) 258-2828
WWW: WWW.CITYOFVegas.COM

DATE: 10-15-10
BY: [Signature]
REV: 10/15/10
A-2

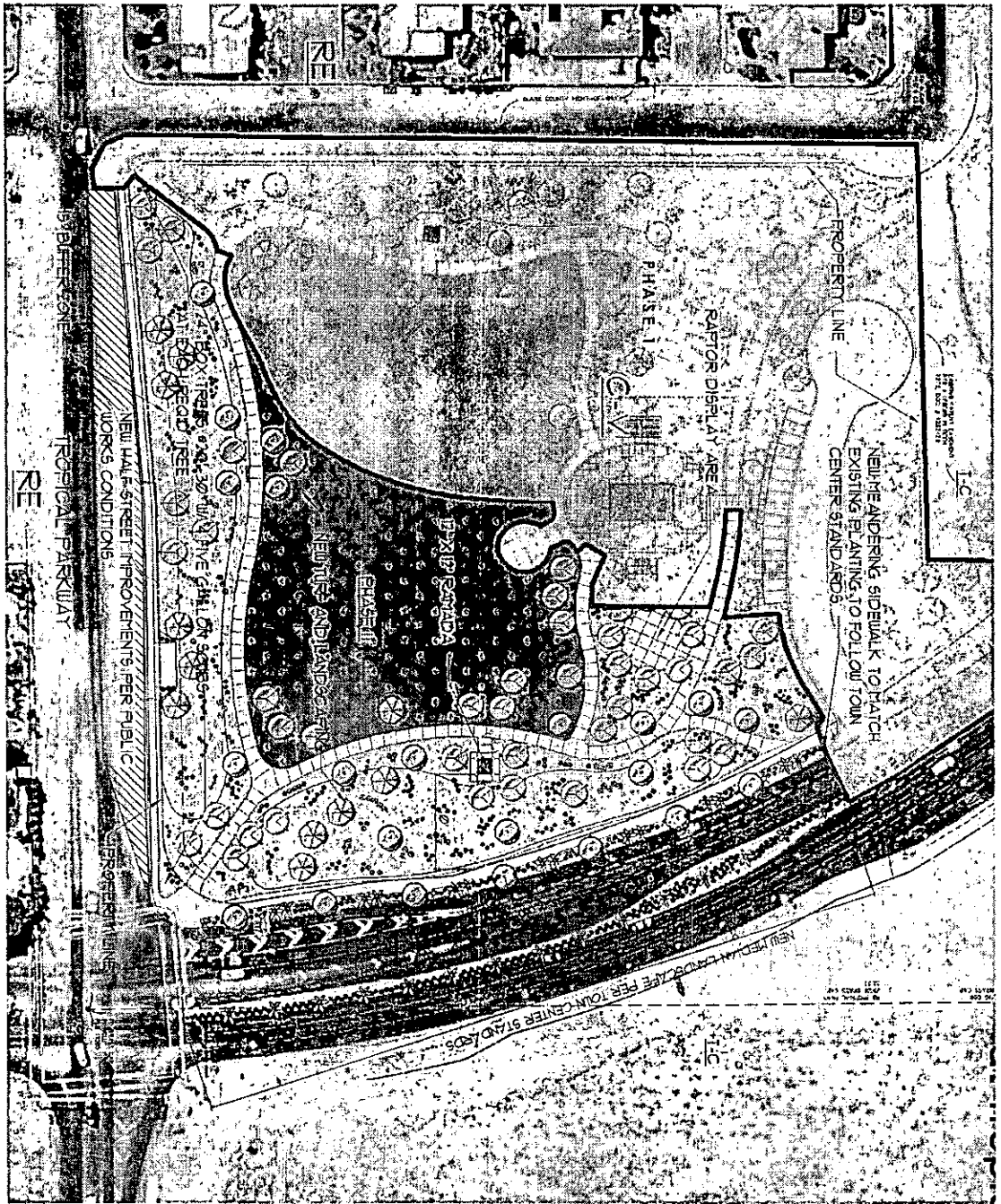
RECEIVED
OCT 01 2010
SDR-39771

Vicinity Map



Site Plan

SCALE: 1" = 20'-0"



SDR-39771

OCT 01 2010



Tropical Durango Park Phase II
6015 N. Durango Drive 89145

Site Plan Information





PROJECT LOCATION
at Camp at Tropical and Orange
Vicinity Map

[illegible][illegible]

REMARK: THIS AND PREVIOUS SERIALS ARE PARTS OF P-2-10000 - "POLAND GOLF"

RECEIVED

JUL 09 2009

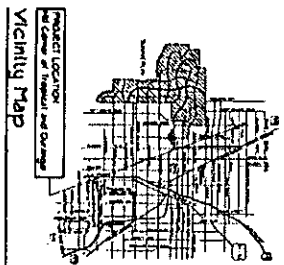
SDR-35160
08/27/09 PC

DEPARTMENT OF PUBLIC WORKS									
Tropical Durgas Park Phase II Site Development Review									
Landscape Plan									

SDR-32790

02/12/09 PC

REVISED



PLANT SCHEDULE

[illegible]

RECEIVED

4/21/2009

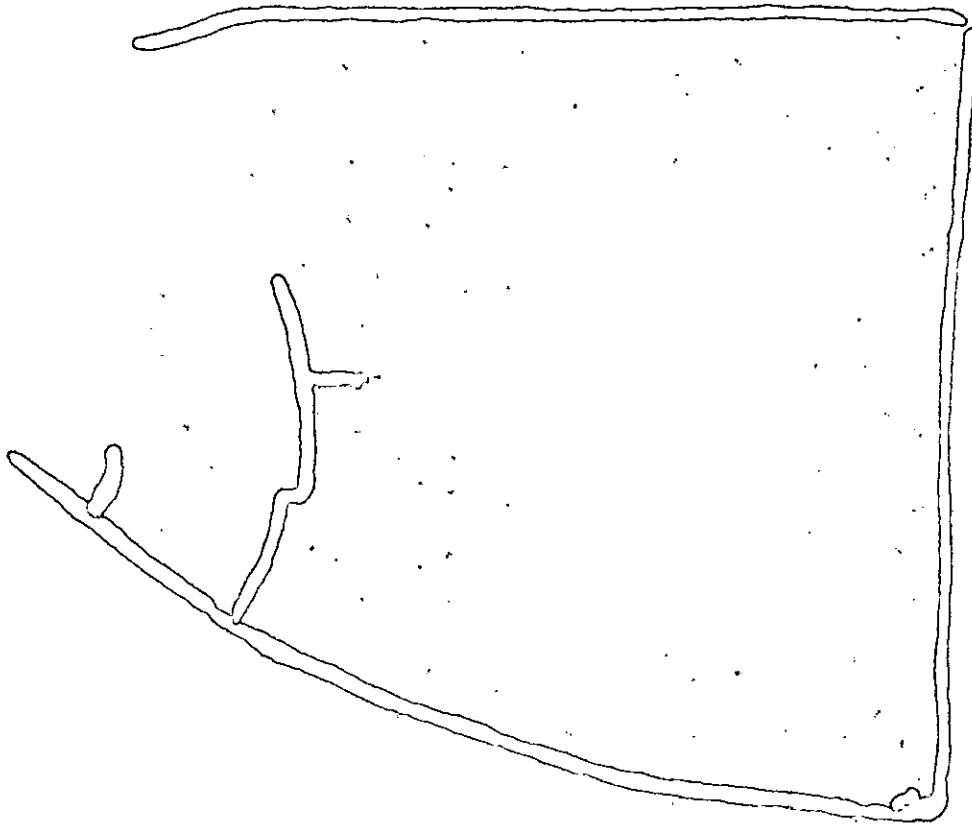
PAGE...0

Tropical Durango Park
Site Development Review

Landscaps Plan

Landscapes Plan







July 8, 2009

City of Las Vegas Planning & Development Department
Development Services Center
Las Vegas, Nevada 89101

Attn.: Margo Wheeler - Director

Project: Tropical Durango Park Phase II

Project Hansen#: 29333

Re: Justification Letter
Site Development Plan Review
Tropical/Durango Park Phase II
For a portion of A.P.N. 125-29-601-021, 8.2 Acres

Dear Margo:

The City of Las Vegas requests a Site Development Plan Review for the Tropical Durango Park Phase II. After completion, Tropical Durango Park Phase II amenities will further enhance the quality of life and neighborhood pride for our citizens. We credit the leadership, support and vision on behalf of our City Manager, Mayor, City Council, and Ward 6 Councilman Steve Ross, that have made this project possible.

In support of our application the following is presented:

- The project will provide expanded recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
- The project promotes the objectives of NRS 278.

Moreover, the proposed work will further develop raw land into recreational open space for public use, resulting in the overall enhancement of the general health, safety, and welfare of the surrounding area.

Due to limits of current funding, we propose that development scope of this park will be achieved in three phases with previously approved Phase I construction to be started concurrent with Phase II by the first quarter of 2010. Phase III, final build out of the park, will be delayed until future funding becomes available. Schedule of work is as follows:

DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov

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JUL - 9 2009

SDR-35160
08/27/09 PC

Phase I- Previously approved SDR 32790 2-12-09 : Will now bid and start concurrent with Phase II First Quarter 2010- Approved SDR included 15 lighted parking stalls, approximately one acre of open space, landscape, signage, shaded fabric covered lighted Plaza/ Tot Lot play area, restroom, one small ramada, with adjacent landscaping. Natural earth berms are proposed on adjacent streets, Bonita Vista, Tropical Parkway, and Durango Drive as required by an approved drainage study. Off site work and median landscaping were approved for area of Durango Drive adjacent to the parking entrance only, including a portion of the serpentine sidewalk that will match the existing walkway further north, that does not include the Town Center amenity zone pattern.

Phase II -Current application: Start first quarter 2010 with Phase I- Work includes approximately 1.5 acres of open passive natural turf area, one additional small ramada, landscaping, lighted walkways, offsite improvements along Bonita Vista, and par course equipment area.

Available funding needed to complete Phase III is not known at this time. Therefore, we request that all remaining park turf and landscape, offsite half street improvements along Durango Drive, and Tropical Parkway, be deferred until the start of Phase III work.

We appreciate your consideration of our application. Please contact me at 229-1046 if you have any further questions.

Sincerely,



Patrick Batte
Arch. Project Mngr.

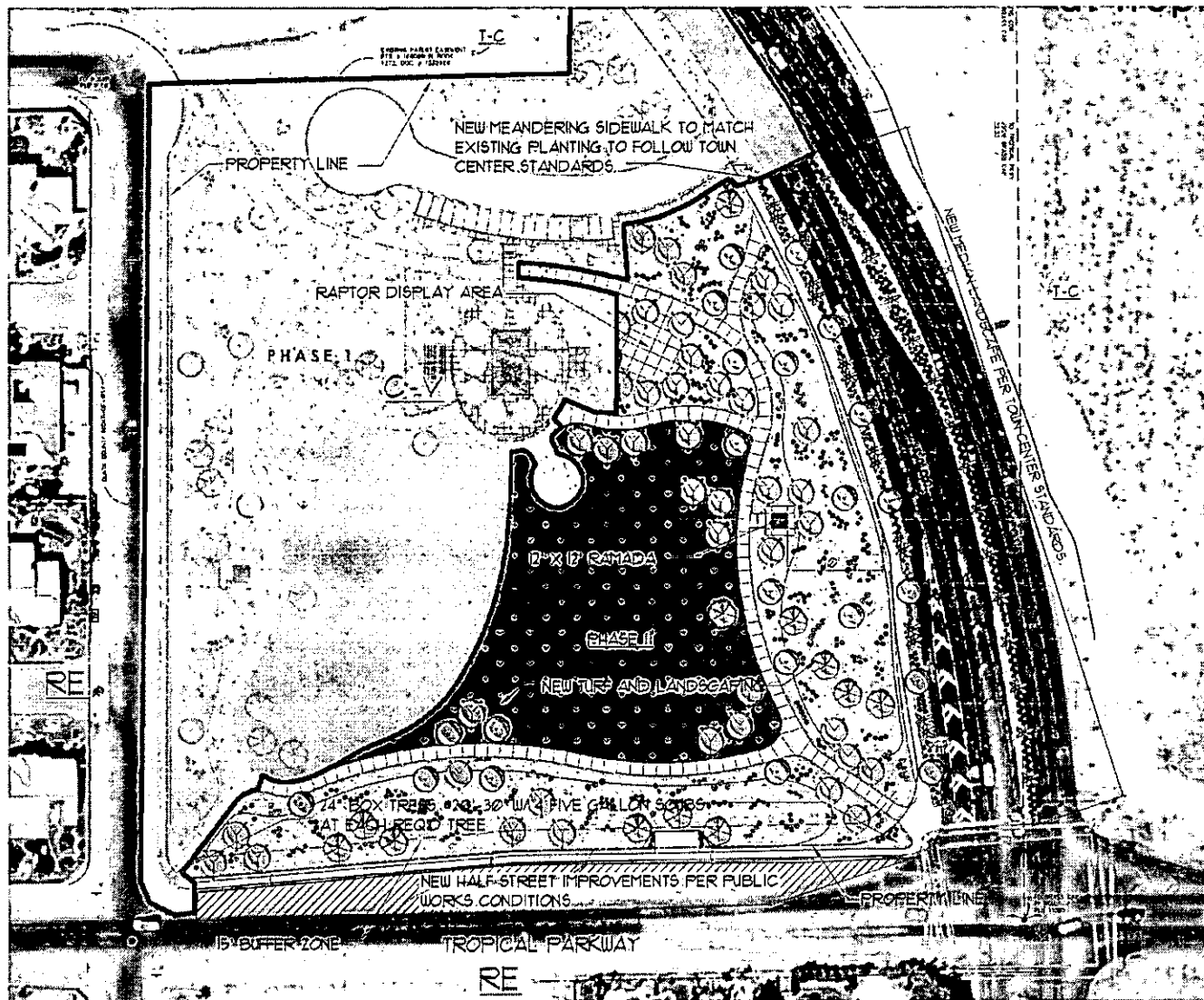
Cc: Mark Potokar

RECEIVED
JUL - 9 2009

SDR-35160
08/27/09 PC



SCALE 1" = 20'-0"



RECEIVED
OCT 01 2010

SDR-39771



OFF PUBLIC WORKS

Tropical Durango Park Phase II
6075 N. Durango Drive 89149

Site Plan Information.

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

408 EAST STEWART WYOMING
LAS VEGAS. NEVADA 89101
PHONES: (702) 298-6533
40 21 (704) 364-4940
FOLIO (302) 396-4111

[illegible]

101534106

[illegible]

A-5

MEMORANDUM

City of Las Vegas
Planning & Development Department

To: Land Development
From: Peter Lowenstein
Phone: (702) 229-4693 Fax: (702) 385-7268
CC: Land Development Capital Improvement Project #29333
Date: 01/25/10
Re: Tropical Durango Park Phase I and II (2nd Review)

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. Please revise Detail G on Sheet C-2 to reflect the five (5) foot minimum amenity zone as being landscaped.
2. Please revise all applicable sheets to reflect the collapsible bollards as being located on APN 125-29-601-021. (Reference Sheet C-1 for redlines)
3. Please revise Sheet L3.00 to reflect 36 inch box Rio Grand Ash trees per Condition #5 of Site Development Plan Review (SDR-32790) and Section C.2.B of the Town Center Development Standards Manual.
4. Please revise Sheet L3.01 to reflect the proper tree spacing as required by Section E.1.C and Figure 27 of the Town Center Development Standards Manual. (Please see figure taped to the 2nd set of redlines).
5. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

Company : Homsi & Associates
 Designer : D.S.
 Job Number : 11054

Lorenzi Park

June 23, 2011

Checked By: _____

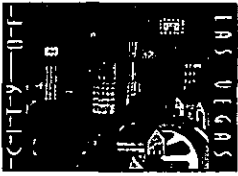
Member Data (continued)

Member Label	I Node	J Node	K Node	X-Axis Rotate (degrees)	Section Set	End Releases I-End J-End	End Offsets I-End J-End (In) (In)	Inactive	Length (Ft)
M36	N9	N23			VW				4.25
M37	N11	N25			VW				4.25
M38	N13	N27			VWE				4.25
M39	N2	N16			VWE				4.25
M40	N4	N18			VW				4.25
M41	N6	N20			VW				4.25
M42	N8	N22			VW				4.25
M43	N10	N24			VW				4.25
M44	N12	N26			VW				4.25
M45	N14	N28			VWE				4.25
M46	N15	N3			DWE				8.769
M47	N17	N5			DW				8.76
M48	N19	N7			DW				8.769
M49	N7	N23			DW				8.769
M50	N9	N25			DW				8.76
M51	N11	N27			DWE				8.769
M52	N16	N4			DWE				8.769
M53	N18	N6			DW				8.76
M54	N20	N8			DW				8.769
M55	N8	N24			DW				8.769
M56	N10	N26			DW				8.76
M57	N12	N28			DWE				8.769
M58	N1	N4			FD				9.738
M59	N4	N5			FD				9.73
M60	N5	N8			FD				9.738
M61	N8	N9			FD				9.738
M62	N9	N12			FD				9.73
M63	N12	N13			FD				9.738

Plate/Shell Elements

Plate Label	A Node	B Node	C Node	D Node	Material Set	Thickness (In)	Stress Location 'R' 'S'	Inactive?
P1	N1	N15	N3		FABRIC	1	0 0	
P2	N3	N15	N17		FABRIC	1	0 0	
P3	N3	N17	N5		FABRIC	1	0 0	
P4	N5	N17	N19		FABRIC	1	0 0	
P5	N5	N19	N7		FABRIC	1	0 0	
P6	N7	N19	N21		FABRIC	1	0 0	
P7	N7	N21	N23		FABRIC	1	0 0	
P8	N7	N23	N9		FABRIC	1	0 0	
P9	N9	N23	N25		FABRIC	1	0 0	
P10	N9	N25	N11		FABRIC	1	0 0	
P11	N11	N25	N27		FABRIC	1	0 0	
P12	N11	N27	N13		FABRIC	1	0 0	
P13	N2	N16	N4		FABRIC	1	0 0	
P14	N4	N16	N18		FABRIC	1	0 0	
P15	N4	N18	N6		FABRIC	1	0 0	
P16	N6	N18	N20		FABRIC	1	0 0	
P17	N6	N20	N8		FABRIC	1	0 0	
P18	N8	N20	N22		FABRIC	1	0 0	
P19	N8	N22	N24		FABRIC	1	0 0	
P20	N8	N24	N10		FABRIC	1	0 0	
P21	N10	N24	N26		FABRIC	1	0 0	
P22	N10	N26	N12		FABRIC	1	0 0	

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

November 1, 2010

Mr. Patrick Batte
City of Las Vegas
Department of Public Works
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-39771 - MINOR REVIEW SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2010**

Dear Batte:

Your request for a Minor Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-32790) if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/01/2010, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

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



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All mechanical equipment and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Any lighting on the exterior of buildings or structures 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.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct half-street improvements and appropriate transition paving on Tropical Parkway per Current City Standards and all incomplete half-street improvements on Durango Drive in accordance with Town Center development standards adjacent to this site concurrent with on-site development activities.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Mr. Patrick Batte
SDR-39771 - Page Three
November 1, 2010

14. Comply with all applicable previous conditions of approval for SDR-32790, SDR-35160 and all other site-related actions.

This action by the Planning and Development Department staff on November 1, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW DATE: NOVEMBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-39771	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SDR-39771 CONDITIONS

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-32790) if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection is approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
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Conditions Page Two
November 2010 - Administrative Minor Review

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8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
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Public Works

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14. Comply with all applicable previous conditions of approval for SDR-32790, SDR-35160 and all other site-related actions.

Staff Report Page One
November 2010 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Site Development Plan Review for the third phase of a 8.2-acre Public Park on a portion of an undeveloped lot at the northwest corner of Tropical Parkway and Durango Drive. The park is approximately 24 percent constructed; this request covers the southwestern third of the proposal. The first and second phases of the project were approved under Site Development Reviews (SDR-32790 and SDR-35160), which included a 15-space parking lot, a shaded children's play area and a shade ramada. The scope of this review includes the remaining 3.2 acres (approximate) of the total 8.2 acres.

The final phase of the proposed Public Park is compatible with the surrounding area, will provide a beneficial amenity for area residents and is consistent with the goals of the General Plan and Centennial Hills Sector Plan; therefore, staff recommends approval.

ISSUES

- Phase I (SDR-35160): this portion of the Public Park is limited to the northern cul-de-sac with attached 15-space parking lot, the covered tot-lot, and the adjacent ramada and restrooms.
- Phase II (SDR-32790): this portion of the Public Park included an additional ramada and the landscaping for the northwestern half of the park. Also included with this review were the offsite improvements along Bonita Vista Street.
- Phase III (current application request – SDR-39771): this portion of the Public Park will include the median and streetscape improvements along Durango Drive to Town Center Standards and the half-street improvements along Tropical Parkway to City of Las Vegas Standards. Also included within the scope of this review is the remaining southeastern half of landscaping, which includes a sculptural display area and a 144 square-foot ramada on the east side of the property.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/09/98	The City Council approved a request to Annex [A-0027-98(A)] the subject site as part of a larger request for property generally located between Azure Way and Tropical Parkway and between El Capitan Way and Durango Drive, containing approximately 15 acres of land. The Planning Commission and staff recommended approval.

Staff Report Page Two

November 2010 - Administrative Minor Review

10/20/99	The City Council approved an Amendment to the Master Plan of Streets and Highways (MSH-0003-99) to establish the alignment of Durango Drive between Centennial Parkway and Tropical Parkway. This alignment created an S-Curve; the subject site is located west of this realignment at Tropical Parkway and Durango Drive. The Planning Commission and staff recommended approval.
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) of the northeastern portion of the subject site from L (Low Density Residential) to PF-TC (Public Facilities) as part of a larger request on a 45.87 acre parcel located on the west side of Durango Drive, south of Centennial Parkway and north of the S-Curve alignment. The Planning Commission and staff recommended approval.
11/05/2008	The City Council approved a request for a General Plan Amendment (GPA-29582) to amend a portion of the Centennial Hills Sector Plan from L (Low Density Residential) to PF (Public Facilities) and a request for a Rezoning (ZON-29584) from the U (Undeveloped) [L (Low Density Residential)] zoning district to the C-V (Civic) zoning district on a portion of a 8.2 acre site at the northwest corner of Tropical Parkway and Durango Drive. The Planning Commission and staff recommended approval.
02/12/09	The Planning Commission approved a request for a Site Development Plan Review (SDR-32790) for a proposed City Park on a portion of 8.2 acres on the northwest corner of Tropical Parkway and Durango Drive
08/27/09	The Planning Commission approved request for a Site Development Plan Review (SDR-35160) for Phase II of a proposed City Park on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive.

Most Recent Change of Ownership	
09/05/02	A long-term lease agreement was recorded by the Bureau of Land Management with the City of Las Vegas, under the Recreation & Public Purposes Act.

Related Building Permits/Business Licenses	
08/24/10	Building Permit #153412 was issued for vehicle entry gates for a proposed City Park located at 6075 North Durango Drive.
08/24/10	Building Permit #153413 was issued for a monument entry sign for a proposed City Park located at 6075 North Durango Drive.
08/24/10	Building Permit #153414 was issued for a water play area for a proposed City Park located at 6075 North Durango Drive.
08/24/10	Building Permit #153415 was issued for restrooms for a proposed City Park located at 6075 North Durango Drive.

Staff Report Page Three

November 2010 - Administrative Minor Review

10/01/10	Building Permit #172365 was issued for an accessory structure (ramada) within a proposed City Park located at 6075 North Durango Drive.
10/25/10	Building Permit #173434 was issued for an accessory structure (ramada) within a proposed City Park located at 6075 North Durango Drive.
04/13/10	Plan Check #36988 was issued for onsite improvements for City Park located at 6075 North Durango Drive.

<i>Pre-Application Meeting</i>	
09/07/10	The requirements for an application for a Minor Amendment to an approved Site Development Plan Review (SDR-32790) were discussed with the applicant. This is the final portion of the proposed park and includes the southeastern half of the property.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of request nor was one held.	

<i>Field Check</i>	
10/15/10	A Field Check was performed by staff with the following observations: • The site has been graded and is currently under construction. • Landscape materials and backfill are stored on site. • There is currently construction-only access to the site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.25
Net Acres	8.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Land	PF (Public Facilities)	C-V (Civic)
		PF-TC (Public Facilities-Town Center) Special Land Use Designation	T-C (Town Center) Zone
North	Undeveloped Land	L (Low Density Residential)	U (Undeveloped) [L (Low Density Residential) General Plan Designation]

MH

Staff Report Page Four

November 2010 - Administrative Minor Review

South	Single-Family Residences	RNP (Rural Neighborhood Preservation) Clark County	RL (Residential Low Density) Clark County
East	Undeveloped Land	PF-TC (Public Facilities-Town Center) Special Land Use Designation	T-C (Town Center) Zone
West	Single Family Residences	L (Low Density Residential)	RE (Rural Estates Residential) Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
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

Pursuant to Title 19.06.020, the following development standards apply:

<i>Standard</i>	<i>Approved (SDR-32790)</i>	<i>Proposed (SDR-39771)</i>	<i>Compliance</i>
Min. Lot Size	8.2 acres	8.2 acres	Y
Min. Setbacks (12'x12' Ramada)			
• Front	70 Feet	70 Feet	Y
• Side	410 Feet	410 Feet	Y
• Corner	250 Feet	250 Feet	Y
• Rear	470 Feet	470 Feet	Y
Max. Building Height	25 Feet	11 Feet	Y

Staff Report Page Five
November 2010 - Administrative Minor Review

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

<i>Landscaping and Open Space Standards</i>		
<i>Trees</i>	<i>SDR-32790 (approved)</i>	<i>SDR-339771 (proposed)</i>
Landscape Buffers:		
South	19 Trees	19 Trees
East	20 Trees	20 Trees
Subtotal	39 Trees	39 Trees
Internal Landscape	30 Trees	30 Trees
TOTAL	69 Trees*	69 Trees*

**This review is limited to the remaining southeastern portion of the approved park; all other landscaping has been approved under previous entitlements (SDR-32790 and SDR-35160).*

<i>Streetscape Standards:</i> Town Center Parkway 120 Feet	<i>Required</i>	<i>Provided</i>	<i>Compliance with Street Section</i>
Amenity Zones	Street trees in the Amenity Zones shall be 35 feet on center, alternating shade trees and two palm trees, five 5-gallon flowering shrubs will be provided per tree with decomposed granite, Mojave Gold.	Street trees in the Amenity Zones shall be 35 feet on center, alternating shade trees and two palm trees, five 5-gallon flowering shrubs will be provided per tree with decomposed granite, Mojave Gold.	Y
Medians	15-foot wide median with Mexican Fan Palms spaced 35 feet on center with at least five 5- gallon flowering shrubs per tree with Mojave Gold decomposed granite groundcover.	The landscaping for the four-foot medians show a combination of Palms spaced at 35 feet on-center with the appropriate amount shrubs shown.	Y
Sidewalk and Pavement Standards	All sidewalk patterns shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.	Although not detailed with drawings, the provided Landscape Plans specify conformance to the Town Center Development Standards.	Y

Staff Report Page Six
November 2010 - Administrative Minor Review

<i>Streetscape Standards</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Durango Drive: <i>Town Center Parkway 120'</i>	Town Center Development Standards	120	Y*
Tropical Parkway: <i>Secondary Collector</i>	Master Plan of Street and Highways	80	Y*

**Both Streetscapes were approved under Site Development Plan Review (SDR-35160).*

ANALYSIS

The subject site is located at the northwest corner of Tropical Parkway and Durango Drive. The single access point for the site is from Durango Drive. The applicant is developing the proposed 8.2 acre park site in multiple phases. Phase one was approved by Planning Commission under Site Development Plan Review (SDR-32790) on 02/12/09 and encompassed a 15 space parking lot, including one van accessible handicapped space, a shaded children's play area, a restroom facility and a shade ramada. Phase Two included offsite improvements along Bonita Vista Street, an additional small ramada, lighted walkways, 1.5 acres of open natural turf area and perimeter landscaping for the northwest half of the park. This review consists of the remaining landscaping for the southern and eastern perimeter of the park, an additional ramada, and the offsite halfstreet improvements along Durango Drive and Tropical Parkway. The proposed site plan remains consistent with the previously-approved Phase One (SDR-32970) and Two (SDR-35160) entitlements.

The shade structures depicted on the site were detailed during the original approval SDR-32970 and will be subject to review and approval by the Planning and Development Department at the time of building permit to ensure compatibility with the surrounding land uses.

This proposal for the remaining portion of the Public Park is compatible with the surrounding area, will provide a beneficial amenity for area residents and is consistent with the goals of the General Plan and Centennial Hills Sector Plan, and complies to the Town Center Development Standards; therefore, staff recommends approval.

FINDINGS (SDR-39771)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

Staff Report Page Seven
November 2010 - Administrative Minor Review

The proposed Public Park is compatible with the surrounding area and will provide a much needed recreational amenity for area residents.

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;**

The proposed third phase of this park development is consistent with the goals of the General Plan and Centennial Hills Sector Plan and remains consistent with the original Site Development Plan approval (SDR-32970). Additionally, the provided plans demonstrate compliance with the Town Center Design Standards for the 120-foot wide Parkway.

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

Access to the property is provided by a single ingress and egress point from Durango Drive, a 120-foot wide Town Center Parkway Arterial, as designated by the Town Center Development Standards Manual. This roadway is more than adequate for the added traffic the proposed city park will generate.

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

The building materials and landscape materials are appropriate for a city park facility and are compatible with the Town Center Design Standards.

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 proposed children's play area and park is consistent with similar park developments in the City of Las Vegas; the materials and design are not undesirable or obnoxious, but instead create an orderly and efficient experience that is compatible with the surrounding area.

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

The proposed development will be subject to the International Building Code, as well as maintained and secured by the City of Las Vegas; thus the public health, safety and general welfare will not be compromised.

Staff Report Page Eight
November 2010 - Administrative Minor Review

APPROVALS 0

PROTESTS 0



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

October 14, 2010

Mr. Patrick Batte
City of Las Vegas
Department of Public Works
400 Stewart Avenue
Las Vegas, Nevada 89101

**RE: SDR-39771 - MINOR REVIEW SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2010**

Dear Batte:

Your request for a Minor Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: October 22, 2010
Re: **SDR-39771** City of Las Vegas NWC Tropical Pkwy. & Durango Dr.
Request for an Administrative Site Development Plan Review for a City park

CONDITIONS OF APPROVAL:

1. Construct half-street improvements and appropriate transition paving on Tropical Parkway per Current City Standards and all incomplete half-street improvements on Durango Drive in accordance with Town Center development standards adjacent to this site concurrent with on-site development activities.
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Comply with all applicable previous conditions of approval for SDR-32790, SDR-35160 and all other site-related actions.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39771

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

SDPR
10/01/2010

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

SDR-39771 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Minor Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: **NOVEMBER 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **OCTOBER 15, 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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 09/07/10
Time: 9:00 a.m.

Project Name: Tropical Durango Park Phase II

Conversation between CLVP&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning and Development	229-6711		
2. Steve Swanton	Planning and Development	229-4714		
3. Patrick Batte	Architectural Services	229-1046		
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7. <i>Roger Bailey</i>	CLV - PW - Dev Co	229-6578	474-7599	
8. <i>Rick Schroder</i>	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All drawings shall be to scale.
3. All Off-sites for the park shall be completed with this phase. Per condition #11 of SDR-35160.
4. Durango Drive is governed by the Town Center Development Standards, the following items shall be provided:
 - a. Planting Schedule
 - b. Amenity Zone Treatments
 - c. Sidewalk Treatments
 - d. Median Planting
5. Tropical Parkway is governed by Title 19 requirements:
 - a. A 15-foot Buffer Zone is required.
 - b. (29), 24-inch Box trees are required along Tropical Parkway, with a minimum of four 5-gallon shrubs for every required tree.
6. This Site Development Plan Review can be an Administrative action (Minor Review) if all Town Center and Title 19 Requirements are met. It will be a Public hearing item (Major Review) if all the requirements are not met.

7. *Schedule late Nov, Dec - working documents.*

8. *Match Durango & Ridge*

9. *12x12 Gazebo on this phase.*

10. *Want to have meadow sidewalk, on no sidewalk treatment.*

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information submitted to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**



PLANNING & DEVELOPMENT DEPARTMENT

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

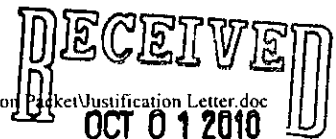
- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	<i>Yes</i>	<i>No</i>
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)	X	
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)	X	
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		X
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.



General Plan Amendment Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and City Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation; and
4. The proposed amendment conforms to other applicable adopted plans and policies.

Rezoning Determinations

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.
2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.
3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.
4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Criteria for Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and development in the 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;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
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;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Special Use Permit Determinations

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

- a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;
- b. The subject site is physically suitable for the type and intensity of land use being proposed;
- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
- d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Variance - Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.

2. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

Vacation

Following the public hearing, the Planning Commission shall take final action on the petition. If the Planning Commission is satisfied that the public will not be materially injured by the proposed vacation, it may order the easement or government patent reservation vacated. The Planning Commission may make the order conditional, and the order shall become effective only upon the fulfillment of the conditions prescribed. In the case of the a government patent reservation, the order may take the form of a relinquishment of interest or its equivalent, and the order shall be treated as an order of vacation under the provisions of this Chapter.

YK

Report Date 10/04/2010 01:17 PM

Submitted By

Page 1

A/P # 39771 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/01/2010 11:08	984224	Temp COD		
Approved			CDO 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

SDR-39771 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on a portion of 8.20 acres at the northwest corner of Tropical Parkway and Durango Drive (APN 125-29-601-021), C-V (Civic) Zone and T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P #

Project # 39771 Project/Phase Name RAPTOR PARK Phase #
Size/Area 8.20 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12529601021

Location

Owner/Tenant

Contact ID AC1828088 Name CITY OF LAS VEGAS
Mailing Address 400 STEWART AVENUE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101 Country ☐ Foreign
Day Phone (702)229-1046 x Evening Phone
Fax (702)464-5702 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6075 N DURANGO DR
LAS VEGAS, 89149-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12529601021

Report Date 10/04/2010 01:17 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1626067 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-1046 x Eve Phone Organization
Pager PIN # Position
Fax (702)464-5702 Mobile Profession
E-Mail
Address 400 STEWART AVENUE
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1626066 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
Day Phone (702)229-1046 x Eve Phone Organization
Pager PIN # Position
Fax (702)464-5702 Mobile Profession
E-Mail
Address 400 STEWART AVENUE
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	10/01/2010 11:26	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no Inspections for this Report

Review/Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Comments								

Activity/Review/Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By GKAPOVICH Modified Date/Time 10/01/2010 11:06
Comments
No Comments

Report Date 10/04/2010 01:17 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan (1 Folded, 1 Rolled Color)
Y	Deed and Legal Description	Y	Building Elevations (1 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
N	Color and Material Board	Y	Laser Print Site Plan
N	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation
Y	Business Licensing Requirements Met		
N	Business License Exempt		

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					

11/18/2010 ADMIN SCHEDULED

0 0 0

GKAPOVICH 10/01/2010

Report Date 10/04/2010 01:17 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Voted	NO Voted	ABSTENTIONS
--	--------------------------	-------------------------------	---------------	-----------	----------	-------------

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

No children exist for this project

Employee Employee ID	Last	First	M	Comments
-------------------------	------	-------	---	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	10/01/2010 11:27		0.00
PATRICK BATTE, CLV FUNDS TRANSFER MEMO, 406000.40501/810205/WU8123, 702.229.6535					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 6075 N. Durango Drive 89149
 Project Name Tropical Durango Park Phase II Proposed Use City Park
 Assessor's Parcel #(s) Portion of #125-29-601-021 Ward # 6
 General Plan: existing PF proposed _____ Zoning: existing CV proposed _____
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 8.2 Total Lots/Units N/A Density N/A
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact Patrick Batte
 Address 400 Stewart Avenue Phone: (702) 229-1046 Fax: (702) 464-5702
 City Las Vegas State NV Zip 89101
 E-mail Address pbatte@lasvegasnevada.gov

APPLICANT City of Las Vegas Contact Patrick Batte
 Address 400 Stewart Avenue Phone: (702) 229-1046 Fax: (702) 464-5702
 City Las Vegas State NV Zip 89101
 E-mail Address pbatte@lasvegasnevada.gov

REPRESENTATIVE City of Las Vegas Contact Patrick Batte
 Address 400 Stewart Avenue Phone: (702) 229-1046 Fax: (702) 229-1046
 City Las Vegas State NV Zip 89101
 E-mail Address pbatte@lasvegasnevada.gov

Property Owner Signature* Robin Yoakum

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

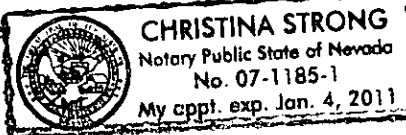
Print Name Robin Yoakum

Subscribed and sworn before me Robin Yoakum*

This 24th day of August, 20 10

Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39771</u>
Meeting Date:	<u>ADMIN</u>
Total Fee:	<u>\$500</u>
Date Received:	<u>10/1/10</u>
Received By:	<u>[Signature]</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: **SDR-39771** APN: Portion of #125-29-601-021

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: Patrick Batte

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: _____

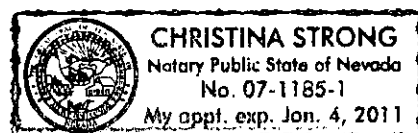
Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Robin Yoakum

This 4th day of August, 2010

Christina Strong
Notary Public in and for said County and State





August 24, 2010

City of Las Vegas Planning & Development Department.
Development Services Center
Las Vegas, Nevada 89101

Attn.: Margo Wheeler - Director

Project: Tropical Durango Park Phase II, A.K.A. Raptor Park

Project Hansen#: 38998

Re: Justification Letter
Site Development Plan Review
Tropical/Durango Park A.K.A Raptor Park- Phase II
For a portion of A.P.N. 125-29-601-021, 8.2 Acres

Dear Margo:

The City of Las Vegas requests a Site Development Plan Review for the Tropical Durango Park Phase II. Phase II work on the east portion of the site, will complete all unfinished amenities for the park.

In support of our application the following is presented:

- The project will provide expanded recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
- The project promotes the objectives of NRS 278.

The proposed work will develop the remaining raw land on the site, consolidating the park into a cohesive recreational open space for public use, resulting in the overall enhancement of the general health, safety, and welfare of the surrounding area.

Due to limits of previous funding sources, the development history of the park was achieved through the following applications:

Phase I- Approved SDR 32790 2-12-09; Approved SDR included 15 lighted parking stalls, approximately one acre of open space landscape, signage, shaded fabric covered lighted Plaza/ Tot Lot play area, restroom, one small ramada, with adjacent landscaping. Natural earth berms are proposed on adjacent streets, Bonita Vista, Tropical Parkway, and Durango Drive as required by an approved drainage study. Off site work and median landscaping were approved for area of Durango Drive adjacent to the parking entrance.

DEPARTMENT OF
PUBLIC WORKS

OAS

OFFICE OF
ARCHITECTURAL
SERVICES

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535
FAX: (702) 384-4846
TDD: (702) 386-9108

www.lasvegasnevada.gov

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SDR-39771

only, including a portion of the serpentine sidewalk that will match the existing walkway further north, that does not include the Town Center amenity zone pattern.

Phase IA - SDR 35160 Approved 8-27-09: Additional funding for an additional SDR that was bid and constructed concurrently with Phase I. Work included approximately 1.5 acres of open passive natural turf area, one additional small ramada, landscaping, lighted walkways, offsite improvements along Bonita Vista, and a par course equipment area.

Both Phase I and Phase IA are currently under construction and scheduled to be completed in late January 2011. The enclosed Phase II request, if approved, will include all remaining park turf, landscape, sidewalks, site lighting, a "Raptor Display Area", one small ramada, offsite street improvements with median landscape at Durango Drive, and half street improvements along Tropical Parkway. All proposed improvements will comply with Title 19 Planning Requirements, and Town Center Development Standards.

We appreciate your consideration of our application. Please contact me at 229-1046 if you have any further questions.

Sincerely,

Patrick Batte'
Arch. Project Manager

Cc: Mark Potokar

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SDR-39771



United States Department of the Interior

Bureau of Land Management
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, Nevada, 89130-2301

NOV 23 2004

In Reply Refer To:

N-76625
2740/2912
(NV-056)

7003 0500 0000 5877 6682

HAND DELIVERED

DECISION

City of Las Vegas :
400 E. Stewart Ave. : Recreation and Public Purposes Lease
Las Vegas, NV 89101 :

Recreation and Public Purposes Lease N-76625 Issued

Enclosed is a copy of recreation and public purposes lease serial number N-76625 which has been approved by the Bureau of Land Management (BLM).

The applicant shall pay an off-site mitigation fee of \$4,785.00 before surface disturbance of the site. The applicant has the choice of either paying before issuance of the lease or before surface disturbance of the site. The applicant shall provide BLM with proof of payment of the required mitigation fees before BLM issues the Notice to Proceed. Both of these actions shall occur prior to surface disturbance. A Notice to Proceed shall be issued for each area of development as payment is made.

Within 30 days of receipt of this decision, you have the right of appeal to the Board of Land Appeals, Office of the Secretary, in accordance with the regulations in 43 CFR 4.400. If an appeal is taken, you must follow the procedures outlined in the enclosed Form 1842-1, Information on Taking Appeals to the Board of Land Appeals. Within 30 days after you appeal, you are required to provide a Statement of Reasons to the Board of Land Appeals and a copy to the Regional Solicitor's office listed in Item 3 on the form. The appellant has the burden of showing that the decision appealed from is in error.

If you appeal this decision, please provide this office with a copy of your Statement of Reasons.

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This decision, under the provisions of 43 CFR 2800 constitutes a final decision and remains in full force and effect during an appeal unless the Secretary rules otherwise. Refer to 43 CFR 2804 for the requirements for filing a petition for stay.

If you wish to file a petition pursuant to regulation 43 CFR 4.21 (58 FR 4939, January 19, 1993) or 43 CFR 2804.1, for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by IBLA, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to IBLA and to the appropriate office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed with this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulation, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.

If you have questions, contact Robin Yoakum, Realty Specialist, at 515-5087.

Anna M. Whatch
For Sharon DiPinto
Assistant Field Manager
Division of Lands

2 Enclosures

1. Lease N-76625
2. Form 1842-1

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

INFORMATION ON TAKING APPEALS TO THE BOARD OF LAND APPEALS

DO NOT APPEAL UNLESS

1. This decision is adverse to you,
AND
2. You believe it is incorrect

IF YOU APPEAL, THE FOLLOWING PROCEDURES MUST BE FOLLOWED

1. NOTICE OF APPEAL..... Within 30 days file a *Notice of Appeal* in the office which issued this decision (see 43 CFR Secs. 4.411 and 4.413). You may state your reasons for appealing, if you desire.
2. WHERE TO FILE
NOTICE OF APPEAL..... Bureau of Land Management
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130

SOLICITOR
ALSO COPY TO..... Regional Solicitor
Pacific Southwest Region
U.S. Department of the Interior
2800 Cottage Way
Sacramento, California 95825
3. STATEMENT OF REASONS.. Within 30 days after filing the *Notice of Appeal*, file a complete statement of the reasons why you are appealing. This must be filed with the United States Department of the Interior, Office of the Secretary, Board of Land Appeals, 801 North Quincy St., Suite 300, Arlington, VA 22203 (see 43 CFR Sec. 4.412 and 4.413). If you fully stated your reasons for appealing when filing the *Notice of Appeal*, no additional statement is necessary.

SOLICITOR
ALSO COPY TO... Regional Solicitor
Pacific Southwest Region
U.S. Department of the Interior
2800 Cottage Way
Sacramento, California 95825
4. ADVERSE PARTIES..... Within 15 days after each document is filed, each adverse party named in the decision and the Regional Solicitor or Field Solicitor having jurisdiction over the State in which the appeal arose must be served with a copy of: (a) the *Notice of Appeal*, (b) the Statement of Reasons, and (c) any other documents filed (see 43 CFR Sec. 4.413). Service will be made upon the Associate Solicitor, Division of Energy and Resources, Washington D.C. 20240, instead of the Field or Regional Solicitor when appeals are taken from decisions of the Director (WO-100).
5. PROOF OF SERVICE..... Within 15 days after any document is served on an adverse party, file proof of that service with the United States Department of the Interior, Office of the Secretary, Board of Land Appeals, 801 North Quincy St., Suite 300, Arlington, VA 22203. This may consist of a certified or registered mail "Return Receipt Card" signed by the adverse party (see 43 CFR Sec. 4.401(c)(2)).

Unless these procedures are followed your appeal will be subject to dismissal (see 43 CFR Sec. 4.402). Be certain that all communications are identified by serial number of the case being appealed.

NOTE: A document is not filed until it is actually received in the proper office (see 43 CFR Sec. 4.401(a)).

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Receipt/Conformed Copy

Requestor:

LAS VEGAS CITY

12/09/2004 13:20:59 T20040147266

Book/Instr: 20041209-0003733

Lease Page Count: 12

Fees: \$0.00 N/C Fee: \$0.00

Frances Deane
Clark County Recorder

APN: 125-29-601-021

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:
CITY OF LAS VEGAS
CITY CLERK
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

COPY

APN #: 125-29-601-021

TITLE ON DOCUMENT: BLM Recreation or Public Purposes
Lease

REFERENCE NO./
INFORMATION: N-76625 - northwest corner Tropical
Pkwy. & Grand Montecito Pkwy.

This page has been added to comply with NRS 247.110, Section 4.

RLR

*Copy to posting
12/13/04 SB*

Form 2912-1
April 1992)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RECREATION OR PUBLIC PURPOSES LEASE

Serial Number

N-76625

Act of June 14, 1926, as amended (43 U.S.C. 869 *et seq.*)

This lease entered into on this 23rd day of Nov., 2004, by the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and the

City of Las Vegas
400 E. Stewart Ave.
Las Vegas, NV 89101

COPY

hereinafter called the lessee, pursuant and subject to the terms and provisions of the recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof,

WITNESSETH:

Sec. 1. The lessor, in consideration of the rents to be paid and the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following-described lands: together with an option to purchase during the term of the lease upon a showing of substantial compliance with the approved plans of development filed January 22, 2003.

Mount Diablo Meridian
T. 19S., R. 60E., Sec. 29
S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$

containing 11.25 Acres, together with the right to construct and maintain thereon all buildings or other improvements necessary for such use for a period of 10 Years, the rental to be \$0.00 Per annum. If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor. The lessee may use the premises for a Public Park. This lease includes authorization for the development of all necessary utilities upon the lands covered by this lease; to include water, electricity, gas, telephone, sewer, and cable television, as part of the infrastructure for the development of this lease site.

Sec. 2. There are reserved to the United States all mineral deposits said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by
a. Any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;

b. Federal agents and game wardens upon the leased area on official business;

c. the United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee

hereby agrees:

a. To improve and manage the leased area in accordance with the plan of development and management filed on January 22, 2003.

And approved by an authorized officer on May 26, 2004., or any modification thereof hereinafter approved by an authorized officer, and to maintain all improvements, during the term of this lease, in a reasonably good state of repair.

b. To pay the lessor the annual rental above set forth in advance during the continuance of this lease.

c. Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consented to under its terms; not to prohibit or restrict, directly or indirectly,

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or permit its agents, employees, contractors (including, without limitation, lessees, sublessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

d. Not to assign this lease or to change the use of the land, without first receiving the consent of the authorized officer of the Bureau of Land Management.

e. That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease for a period of 10 consecutive years; or that all or part of the lands is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with his development and management plans referred to in subsection 4(a).

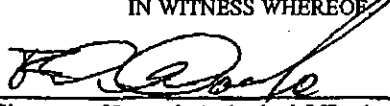
f. That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

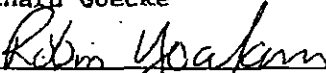
g. To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

h. Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

i. That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

FOR EXECUTION BY LESSEE
IN WITNESS WHEREOF


(Signature of Lessee's Authorized Officer)
Richard Goecke


(Signature of Witness)

Robin Yoakum

11-17-04
(Date)

Sec. 5. *Equal Opportunity Clause.* Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. *Equal Access Clause.* Lessee shall comply with all provisions of the American Disabilities Act of July 26, 1990, the Architectural Barriers Act of 1968, and Section 504 of the Rehabilitation Act of 1973, as amended. These Acts require that programs and public facilities constructed or renovated be accessible to and usable by persons with disabilities.

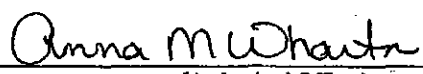
Sec. 7. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

Sec. 8. The lessee further agrees to comply with and be bound by those additional terms and conditions identified as Appendix A and Addendum which are attached hereto.

and which are made a part hereof.

Sec. 9. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise therefrom, and the provisions of Title 18 U.S.C. Section 431-433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

THE UNITED STATES OF AMERICA


(Authorized Officer)

Anna M. Wharton

Acting AFM - Division of Lands
(Title)

11-23-04
(Date)

COPY

Appendix A
N-76625

NOV 23 2004

The lease of the herein described land is also subject to the following conditions and limitations:

- (a) The lessee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241) and requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the land leased herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits;
- (b) If the lessee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964 and the requirements imposed by the Secretary of the Interior issued pursuant to that title during the period which the land described herein is used for the purpose for which the lease was issued pursuant to the act cited or for another purpose involving the provision of similar services or benefits, said Secretary or his delegate may declare the terms of this grant terminated in whole or in part;
- (c) The lessee, by acceptance of this lease, agrees for itself and its successors in interest that a declaration of termination in whole or in part of this lease shall, at the option of the Secretary of the Interior or his delegate, operate to revert in the United States full title to the land involved in the declaration;
- (d) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the lessee or its successor in interest;
- (e) The lessee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document, signs or posters bearing legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the property conveyed;
- (f) The conditions and limitations contained in paragraphs (a) through (e) shall constitute a covenant running with the land, binding on the lessee and its successors in interest for the period for which the land leased herein is used for the purpose for which this lease was issued or for another purpose involving the provision of similar services or benefits.

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Addendum for Recreation and Public Purpose Lease N-76625

NOV 23 2004

1. Land surface treatment for areas previously disturbed: Following excavation, trenches will be backfilled with the excavated soil. The soil will be distributed and contoured evenly over the surface of the disturbed area. The soil surface will be left rough to help reduce potential wind erosion.
2. Land surface treatment for areas previously undisturbed: Strip the top three to six inches of soil material with associated plant material over all surfaces to be disturbed by construction. Stockpile this material along the course of construction inside the lease area. At the conclusion, including trench backfilling and compaction, replace the stockpiled soil with plant debris uniformly back on the surface of the disturbed area. Any cactus and yucca that might be impacted by new disturbance must be disposed of in an off-site trash receptacle.
3. The Lessee shall be responsible for weed control on disturbed areas within the limits of the lease area. The Lessee is responsible for consultation with the Authorized Officer and/or local authorities for acceptable weed control methods within limits imposed in the grant stipulations.
4. Any cultural and/or paleontological resources (historic or prehistoric site or object) discovered by the Lessee, or any person working on his behalf on public or Federal lands shall be immediately reported to the Authorized Officer. Lessee shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the Authorized Officer. An evaluation of the discovery will be made by the Authorized Officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The Lessee will be responsible for the cost of evaluation. Any decision regarding suitable mitigation measures will be made by the Authorized Officer after consulting with the Lessee. Lessee shall be responsible for the resultant mitigation costs.
5. Lessee shall construct, maintain, operate and/or modify structures and facilities as directed by the Authorized Officer to protect and minimize adverse effects upon raptors and other wildlife.
6. Lessee shall report wildlife fatalities, including raptor electrocutions that are discovered on or near project facilities.
7. Lessee shall comply with all applicable local, state, and federal air, water, hazardous substance, solid waste, or other environmental laws and regulations, existing or hereafter enacted or promulgated. To the full extent permissible by law, the Lessee agrees to indemnify and hold harmless, within the limits, if any, established by state law (as state law exists on the effective date of the lease), the United States against any liability arising from the Lessee's use or occupancy of the lease area, regardless of whether the Lessee has

COPY

actually developed or caused development to occur on the lease area, from the time of the issuance of this lease to the Lessee, and during the term of this lease. This agreement to indemnify and hold harmless the United States against any liability shall apply without regard to whether the liability is caused by the Lessee, its agents, contractors, or third parties. If the liability is caused by third parties, the Lessee will pursue legal remedies against such third parties as if the Lessee were the fee owner of the lease area.

Notwithstanding any limits to the Lessee's ability to indemnify and hold harmless the United States which may exist under state law, the Lessee agrees to bear all responsibility (financial or other) for any and all liability or responsibility of any kind or nature assessed against the United States arising from the Lessee's use or occupancy of the lease area regardless of whether the Lessee has actually developed or caused development to occur on the lease area from the time of the issuance of this lease to the Lessee and during the term of this lease.

8. The Lessee shall not violate applicable air standards or related facility siting standards established by or pursuant to applicable federal, state, or local laws or regulations. The Lessee shall be responsible for dust abatement within the limits of the lease area and is responsible for obtaining all necessary permits from appropriate authorities for acceptable dust abatement and control methods (e.g., water, chemicals). The Lessee shall be solely responsible for all violations of any air quality permit, law or regulation, as a result of its action, inaction, use or occupancy of the lease area.

Notwithstanding whether a violation of any air quality permit, law or regulation results, the Lessee will cooperate with the Authorized Officer in implementing and maintaining reasonable and appropriate dust control methods in conformance with law and appropriate to the circumstances at the sole cost of the Lessee.

Prior to relinquishment, abandonment, or termination of this lease, the Lessee shall apply reasonable and appropriate dust abatement and control measures to all disturbed areas. The abatement and measures shall be designed to be effective over the long-term (e.g., rock mulch or other means) and acceptable to the Authorized Officer.

9. No hazardous material, substance, or hazardous waste, (as these terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 9601, *et seq.*, or the Resource Conservation and Recovery Act, 42 U.S.C. 6901, *et seq.*) shall be used, produced, transported, released, disposed of, or stored within the lease area at any time by the Lessee. The Lessee shall immediately report any release of hazardous substances (leaks, spills, etc.) caused by the Lessee or third parties in excess of the reportable quantity as required by federal, state, or local laws and regulations. A copy of any report required or requested by any federal, state or local government agency as a result of a reportable release or spill of any hazardous substances shall be furnished to the Authorized Officer concurrent with the filing of the reports to the involved federal, state or local government agency.

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The Lessee shall immediately notify the Authorized Officer of any release of hazardous substances, toxic substances, or hazardous waste on or near the lease area potentially affecting the lease area of which the Lessee is aware.

As required by law, Lessee shall have responsibility for and shall take all action(s) necessary to fully remediate and address the hazardous substance(s) on or emanating from the lease area.

10. The lease area shall be maintained in a sanitary condition at all times. Waste materials at those sites shall be disposed of promptly at an approved waste disposal site. "Waste", as used in this paragraph, shall mean all discarded matter of any kind. **All vegetation displaced during construction activities will be removed from public view and disposed of in a suitable landfill facility.**
11. Lessee shall mark the exterior boundaries of the lease area with stake and/or lath at 100 to 200 foot intervals. The intervals may be varied at the time of staking at the discretion of the Authorized Officer. The tops of the stakes and/or laths will be painted and the laths flagged in a distinctive color as determined by the Lessee. Lessee shall maintain all boundary stakes and/or laths in place until final cleanup and restoration is completed.
12. Lessee shall conduct all activities associated with construction, operation, and termination of this lease within its authorized limits.
13. Lessee shall maintain the lease in a safe, useable condition, as directed by the Authorized Officer. A regular maintenance program shall include, but is not limited to, soil stabilization.
14. Within 90 days of construction completion, the Lessee shall provide the Authorized Officer (the Assistant Field Manager, Division of Lands) with data in a format compatible with the Bureau's Arc-Info Geographic Information System to accurately locate and identify the lease:

Acceptable data formats are:

- Corrected Global Positioning System files with sub-meter accuracy or better, in NAD 27 or NAD 83;
- An AUTOCAD dxf file;
- Or ARCInfo export files on a CD ROM, 100 mb ZIP disk or 1gb Jazz disk.

Data may be submitted in any of the following formats:

- ARCInfo export file;
- On a 3.5 inch floppy disk in compressed or uncompressed format. Compressed or ZIPed data must include a copy of the UNZIP.EXE file on the disk.

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All data shall include metadata for each coverage, and conform to the Content Standards for Digital Geospatial Metadata Federal Geographic Data Committee standards. Contact Mr. Robert Taylor, GIS Coordinator at (702) 515-5051.

15. Lessee shall protect all survey monuments found within the authorization area. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coast and Geodetic Survey benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. If any of the above are to be disturbed during operations, the holder shall secure the services of a Professional Land Surveyor or Bureau cadastral surveyor to perpetuate the disturbed monuments and references using surveying procedures found in the Manual of Instructions for the Survey of the Public Lands of the United States and Nevada Revised Statutes, Chapter 329, Perpetuation of Corners. The Lessee shall record such survey in the appropriate county and send a copy to the authorized officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monuments, the holder shall be responsible for the survey cost.
16. Between the periods of March 15 through July 30, surveys for nests of migratory birds shall be completed prior to surface disturbance. If any active nests are found, the area must be avoided until the young birds fledge. If disturbance in Riparian or at higher elevations is required, Holder shall consult with the Authorized officer prior to proceeding. Please contact a BLM biologist at (702) 515-5000 for guidance.
17. Use of pesticides shall comply with the applicable Federal and state laws. Pesticides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of the Interior. Prior to the use of pesticides, the Lessee shall obtain from the Authorized Officer written approval of a plan showing the type and quantity of material to be used, pest(s) to be controlled, method of application, location of storage and disposal of containers and any other information deemed necessary by the Authorized Officer.

The plan shall be submitted no later than December 1 of any calendar year that covers the proposed activities for the next fiscal year.

Pesticides shall not be permanently stored on public lands authorized for use under this lease.
18. Lessee shall maintain copy of the authorization along with stipulations on construction site at all times.
19. The lease is issued subject to all valid existing rights.
20. Lessee shall, during construction of the facility, provide a prominent sign stating: *This facility is being constructed on public land provided in support of the community by the Department of the Interior, Bureau of Land Management, Las Vegas Field Office*

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can be provided.

21. Lessee shall, upon completion of construction of the facility, either immediately within or immediately adjacent to the main entrance, provide a prominent permanent plaque stating: *This facility is located on public land provided in support of the community by the Department of the Interior, Bureau of Land Management, Las Vegas Field Office.* Logos can be provided.
22. Lessee will comply with the terms and conditions of the **Biological Opinion, File No. 1-5-96-F-23R.2 for the Las Vegas Valley**, on file at the Bureau of Land Management, Las Vegas Field Office. In order to be exempt from the prohibitions of section 9 of the Endangered Species Act, BLM must comply with the following terms and conditions, which implement the reasonable and prudent measures described above. These terms and conditions are non-discretionary.
 - A. Although not required, applicants or project proponents may voluntarily choose to search for and remove tortoises from lands to be disturbed within the project [programmatic] area. However, such applicants or project proponents who choose to do voluntary search and removal shall contract or appoint a qualified individual to oversee the process. Only individuals trained to handle desert tortoises in accordance with USFWS approved guidelines shall be authorized to handle desert tortoises, unless they are in imminent danger. Currently, the USFWS approved handling guidelines are described in Guidelines for Handling Desert Tortoises during Construction Projects (Desert Tortoise Council 1994, revised 1999). For tortoise removals, the applicant shall make arrangements with the Clark County tortoise pick-up service at (702) 593-9027 at least 10 days prior to the commencement of tortoise collection. Tortoises shall not be placed on private lands or lands under management by an agency other than BLM without written permission of the landowner or agency.
 - B. If a tortoise is in imminent danger with immediate death or injury likely (such as from an approaching vehicle or equipment) and the tortoise has been given the opportunity to move but has withdrawn in its shell and is not moving, onsite personnel may capture the tortoise and place it in a clean unused cardboard box or similar container. The Clark County tortoise pick-up service will be notified immediately. The contained tortoise will be held in the shade or temperature-controlled environment until removed by the pick-up service.
 - C. BLM has established an exclusionary zone within the project Sec. 7 programmatic area, which is identified as having a low probability for desert tortoises to occur. Desert tortoise surveys, removal efforts, and remuneration fees will not be required for projects within the exclusionary zone.
 - D. Payment of \$660 per acre, as indexed for inflation, shall be required for projects occurring outside of the exclusionary zone prior to issuance of the lease, permit, or other BLM authorization, with the following exceptions:

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R&PP leases would be issued prior to payment of remuneration fees. Payment of fees on R&PP leases shall be deferred until immediately prior to surface disturbance. If the R&PP project consists of phased development of the lease area, fees shall be paid for each phase immediately prior to surface disturbance. Likewise, road rights-of-way issued to local governments (e.g., Clark County, cities of Las Vegas, North Las Vegas, Henderson, Mesquite, and Boulder City) may be issued before payment of fees. If payment of remuneration fees is postponed for any project, the applicant must submit a request for a Notice to Proceed before surface disturbance. The applicant shall provide BLM with proof of payment of the required remuneration fees before BLM issues the Notice to Proceed. Both of these actions shall occur prior to surface disturbance. A Notice to Proceed shall be issued for each segment as payment is made.

- Because mining plans of operation are phased in over a number of years, remuneration fees shall be paid for each phase immediately prior to surface disturbance.
- Projects impacting less than 0.25 acres will not be assessed a remuneration fee.
- Mineral material sales will be charged a fee of 25 cents per yard up to the equivalent of \$550.00 per acre of disturbance.

E. An assessment of \$660, as indexed for inflation, will be applied for each acre of surface disturbance with the exceptions described above. This rate will be indexed for inflation based on the Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) on January 31st of each year. The next adjustment shall occur on January 31, 2004, and will become effective March 1, 2004. Fees assessed or collected for projects covered under this biological opinion after January 31st of each year will be adjusted based on the CPI-U. Information on the CPI-U can be found on the Internet at: <http://stats.bls.gov/news.release/cpi.nws.htm>

F. The payment shall be accompanied by the *Section 7 Fee Payment Form* (attachment), and completed by the payee. Payment shall be by certified check or money order payable to Clark County (or other administrator named by the USFWS), and delivered to:

Clark County Desert Conservation Program
c/o Dept. of Air Quality and Environmental Management
Clark County Government Center
500 So. Grand Central Parkway, first floor (front counter)
Las Vegas, Nevada 89106
(Contact: Sandy Helvey at (702) 455-5821)

G. Remuneration fees will be used to fund management actions that are expected to provide a direct and indirect benefit to the desert tortoise over time. Actions may involve: habitat acquisition, population or habitat enhancement or protection, research that increases our knowledge of desert tortoise biology, habitat requirements or factors affecting habitat attributes, reducing loss of individual animals, documenting the species current status and trend and preserving distinct population attributes or any other action.

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described in the Management Oversight report entitled Compensation for the Desert Tortoise (Hastey et al. 1991) or the Desert Tortoise Recovery Plan (USFWS 1994).

If the applicant or project proponent desires, tortoises encountered during construction may be moved out of harms way to adjacent habitat in accordance with USFWS approved protocol described in Term and Condition 1 above. If adjacent habitat is not available, arrangements must be made with the Clark County pick-up service for disposition of collected tortoises.

- H. All necessary information sheets and forms shall be completed by BLM prior to authorizing specific actions (See Attachment A). These forms will be modified as necessary with the USFWS concurrence.
- I. BLM will keep an up-to-date log of all actions taken under this consultation, including acreage affected, voluntary survey and removal activities (including reported number of desert tortoises injured, killed, or removed from the project site), and fees paid for each project. BLM will continue to provide the above information to the Las Vegas USFWS office on an annual basis. Information will be cumulative throughout the life of this consultation.

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SECTION 7 FEE PAYMENT FORM

****PAYMENT CAN NOT BE ACCEPTED WITHOUT FORM****

Entire form is to be completed by project proponent

Biological Opinion File Number: 1-5-96-F-023.R.2

U.S. Fish and Wildlife Service Office that Issued the Opinion:
Nevada Fish and Wildlife Office, Reno, Nevada

Species: Desert tortoise (*Gopherus agassizii*)

Project: Durango/Tropical Pkwy. Park Site

Case File Number: N-76625

Amount of Payment Received: \$

Total Payment Required: \$4,785.00

Date of Receipt:

Check or Money Order Number:

Number of Acres to be Disturbed: 7.25

Project Proponent: City of Las Vegas

Telephone Number: 229-1020

Authorizing Agencies: Bureau of Land Management

Make checks payable to: Clark County Treasurer

Deliver check to:
Clark County Desert Conservation Program
c/o Dept. of Air Quality and Environmental Management
Clark County Government Center
500 So. Grand Central Parkway, first floor (front counter)
Las Vegas, Nevada 89106
(Contact: Sandy Helvey at (702) 455-5821)

If you have questions, you may call the Southern Nevada Field Office of the U.S. Fish and Wildlife Service at (702) 515-5230.

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