



January 11, 2007 (Revised February 14, 2007)

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

Attn: Current Planning:

LAS VEGAS CITY COUNCIL

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CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

Re: Justification Letter
Site Development Review – Teton Trails Park Phase 2
For a portion of A.P.N. 125-13-501-009, 4.00 acres

The City of Las Vegas intends to construct the next phase of Teton Trails Park and is hereby submitting a Site Development Review application. Teton Trails Park is located on approximately 22.5 acres at the Southeast corner of Grand Teton Drive and Bradley Road. The most recent Planning action for this park was SDR-2602, related to the development of the first phase of this park, approved by City Council at its meeting of August 20, 2003.

This intended next phase of development will provide a lighted lacrosse/soccer field on the easternmost portion of the parksite, fronting on Grand Teton Drive. A parking area, trash enclosure, accessible walk paths connecting the parking area to the lacrosse/soccer field and drought tolerant perimeter landscaping will be included in this phase. However, further supporting infrastructure and enhanced landscaping will be constructed with a subsequent phase of park development. Trail landscaping and landscaping within planter areas between this project parking area and the trail is requested to be deferred until the subsequent park construction phase.⁽¹⁾ A revised park master concept plan is submitted with this application.

Right of Way improvements for Teton Trails, including a Multi-Use (Non Equestrian) Trail on the south side of Grand Teton Drive are being developed concurrently as a separate project (Jones Boulevard Improvements – Elkhorn Road to Horse Drive).

In support of our application the following is presented:

- This parcel and adjoining parcels have been previously designated as a parksite or civic use (Z-0040-95).
- This project will provide recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
- This project promotes the objectives of NRS 278.

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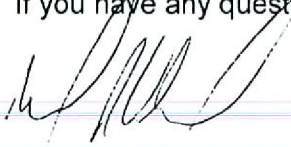
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This project will further develop raw land into a City park. This project will enhance the general health, safety and welfare of the surrounding area. The Park will provide a visual green link with the adjacent neighboring residential community and extend available activities for the adjacent Howard Eckethorn Elementary School.

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



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

⁽¹⁾ Text added on February 14, 2007

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