



July 27, 2007

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

Attn: Current Planning:

Re: Justification Letter
Review of Conditions (**ROC-23430**) – Teton Trails Park
For A.P.N. 125-13-501-003 and -009, 27.5 acres

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

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MAYOR PRO TEM

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DOUGLAS A. SELBY
CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

The City of Las Vegas requests review of condition number eight of previously approved Z-0040-95, requiring detailed plot plans for park development to be approved at a Public Hearing prior to development.

Subsequent to approval of Z-0040-95 with condition number eight, Site Development Reviews for two phases of this park were approved by City Council at Public Hearings. They were SDR-2602, related to the development of the first phase of this park, approved by City Council at its meeting of August 6, 2003 and SDR-19629, related to the second phase of development, approved by City Council on April 18, 2007. The remainder of the park build-out, to be located between the previously approved phases, will continue the concepts already approved in these previous actions. There has been no public opposition to the previous Site Development Reviews in Public Hearings.

In consideration of the above, it is therefore requested that condition number eight of Z-0040-95 be removed.

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

A handwritten signature in black ink, appearing to read "Michael J. Vlaovich".

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

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