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November 15, 2007 (Revised January 2, 2008)

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

Attn: Current Planning:

Re: Justification Letter, Durango – Riley Park
General Plan Amendment
Zone Change
Site Development Review – Teton Trails Park Phase 2
For A.P.N.'s 125-29-503-009, 125-29-502-021, 125-29-502-022,
125-29-502-026, 125-29-599-024 and 125-29-601-024

The City of Las Vegas intends to construct the Durango - Riley Park on approximately 26.3 acres, generally located on the south side of Durango Drive and the north side of Bright Angel Way between El Capitan Way and Grand Montecito Parkway, and is hereby submitting applications for a General Plan Amendment, Zone Change and Site Development Review related to the park development. The parksite is comprised of several parcels, consisting of a combination of City of Las Vegas-owned and BLM-leased parcels. The parcels are currently undeveloped, have varying General Plan Category designations ("PR-OS" and "ML") and varying zoning designations ("U" and "RE"). The parksite consists of parcel 125-29-601-024 and portions of parcels 125-29-503-009, 125-29-502-021, 125-29-502-022, 125-29-599-024 and 125-29-502-026. We request General Plan Category "PF" and Zoning Designation "C-V" for all parcels.

The park development intends to provide recreational opportunities for the citizens of Las Vegas as well as providing an open space buffer between residential areas and the developing commercial district on the north side of Durango Drive. Development of this park will be achieved in phases, with the final build-out to include multiple lighted sports fields, shaded picnic pavillions, shaded child play areas, park restroom/storage/concession building, parking lot, walking paths and landscaping. The walking path will connect with a future park intended to be constructed a short distance further east.

The proposed first phase of Durango – Riley Park will encompass approximately 11 acres and will consist of two lighted lacrosse fields, lighted parking area, walking paths connecting the parking area to the fields, park restroom/concession building, trash enclosure and limited drought tolerant landscaping. Two additional lighted lacrosse fields with additional parking area, all off-site improvements, enhanced on-site landscaping, on-site trail development, Multi-Use Trail on the north side of Bright Angel Way, shade structures and tot play areas are requested to be deferred to a future phase of the park build-out.

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Justification Letter

General Plan Amendment, Zone Change & Site Development Review – Durango - Riley Park

For A.P.N.'s 125-29-503-009, 125-29-502-021, 125-29-502-022, 125-29-502-026, 125-29-599-024 and 125-29-601-024

During the course of this project's development, separate ROW vacations for portions of Azure Drive and Juliano Road where occurring on this parksite will be sought, as well as BLM ROW relinquishments for these ROW portions.

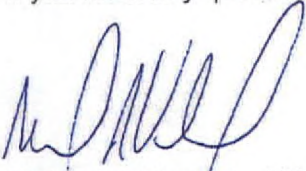
The trash enclosure is not intended to include a roof or lattice structure, consistent with trash enclosures typical at municipal parks.

In support of our applications the following is presented:

- The majority parcel for this parksite has been previously designated as Centennial Hills General Plan Open Space and this development will incorporate the several small remnant parcels sawtoothed along the re-aligned Durango Drive into a cohesive parksite.
- This project will provide an open space buffer between commercial developments and existing residential properties.
- This project will provide expanded 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.

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.

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



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