



June 23, 2008

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

Attn: Current Planning

Re: Justification Letter, Las Vegas Wash Park Phase 2  
General Plan Amendment  
Zone Change  
Site Development Review  
For A.P.N. 140-29-801-001

Wood Rodgers is writing on behalf of the City of Las Vegas Office of Architectural Services who intends to construct the Las Vegas Wash Park Phase 2 on approximately 3.98 acres, located on the southeast corner of Harris Avenue and Marion Drive. We will submit applications for a General Plan Amendment, Zone Change and Site Development Review related to this trail head / park development. This parcel is owned by the City of Las Vegas and is currently undeveloped with a General Plan Category designation of rural and a Zoning Designation of RPD-2. We are requesting General Plan Category "P-F" and a Zoning Designation of "C-V" for this parcel.

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

Wood Rodgers has worked with the Office of Architectural Services to prepare a site analysis and determine the site programming. We have also gone over multiple bubble diagrams and conceptual plans to come up with this final concept. Along the way we have met with Leisure Services, Parks, and Transportation to discuss multiple design alternatives and go over any unforeseen issues.

The steps involved have created a final concept supported by the Office of Architectural Services that is the best use for the site. This project will develop raw land into a city park, enhance the general health, safety and welfare of the surrounding neighborhood, and fit into the City's Strategic Plan.



**GPA-28312 ZON-28311**  
**WVR-28569 SDR-28313**  
**07/10/08 PC REVISED**

If you have any questions please contact me at 916.440.8158.

Sincerely,

Paul Dorway, RLA  
Wood Rodgers, Inc.  
3301 C Street, Building 100B  
Sacramento, CA 95816  
916.440.8158  
916.341.7767 (fax)

**GPA-28312 ZON-28311**  
**WVR-28569 SDR-28313**  
**07/10/08 PC REVISED**