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July 21st, 2008
Revised August 15th, 2008

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

Attn: Current Planning:

Re: Justification Letter
General Plan Amendment
Zone Change
Tropical/Durango Park
For a portion of A.P.N. 125-29-601-021, 8.2 Acres

The City of Las Vegas requests a General Plan Amendment and Zone change for Tropical/Durango Park. The park is to be located on approximately 8.2 acres at the Northwest corner of Tropical Parkway and Durango Drive.

Currently, the General Plan is designated as "L", we request a change to "PF". Current Zoning is designated as "UL", we request a change to "CV".

The park development intends to provide recreational opportunities for the citizens of Las Vegas. Development of this park will be achieved in phases, with the final build-out to include a parking lot, shaded tot lot, splash pad, restroom and open turf area.

In support of our application the following is presented:

- 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 229-1046.

A handwritten signature in blue ink, appearing to read "Patrick Batte".

Patrick Batte, AIA
Architectural Project Manager
City of Las Vegas Public Works
229-1046 (fax) 464-5702

GPA-29582 ZON-29584
10/09/08 PC