



May 26th, 2010

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

Attn: Current Planning

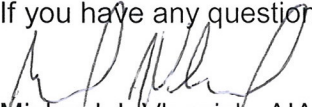
Re: Justification Letter for A.P.N. 140-29-801-001

The City of Las Vegas is requesting an extension of time for the Las Vegas Wash Park Phase 2 (AKA Harris Trailhead), SDR-2831~~2~~. The trailhead is on approximately 3.98 acres, located on the southeast corner of Harris Avenue and Marion Drive. This parcel is owned by the City of Las Vegas and is currently undeveloped with a General Plan Category designation of PF and a Zoning Designation of CV.

This development is intended to serve as a trail head facility for the Las Vegas Wash Trail 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

This project will develop raw land into a city facility, enhance the general health, safety and welfare of the surrounding neighborhood, and fit into the City's Strategic Plan.

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

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

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