



July 8, 2009

City of Las Vegas Planning & Development Department.
Development Services Center
Las Vegas, Nevada 89101

Attn.: Margo Wheeler - Director

Project: Tropical Durango Park Phase II

Project Hansen#: 29333

Re: Justification Letter
Site Development Plan Review
Tropical/Durango Park Phase II
For a portion of A.P.N. 125-29-601-021, 8.2 Acres

Dear Margo:

The City of Las Vegas requests a Site Development Plan Review for the Tropical Durango Park Phase II. After completion, Tropical Durango Park Phase II amenities will further enhance the quality of life and neighborhood pride for our citizens. We credit the leadership, support and vision on behalf of our City Manager, Mayor, City Council, and Ward 6 Councilman Steve Ross, that have made this project possible.

In support of our application the following is presented:

- The project will provide expanded recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
- The project promotes the objectives of NRS 278.

Moreover, the proposed work will further develop raw land into recreational open space for public use, resulting in the overall enhancement of the general health, safety, and welfare of the surrounding area.

Due to limits of current funding, we propose that development scope of this park will be achieved in three phases with previously approved Phase I construction to be started concurrent with Phase II by the first quarter of 2010. Phase III, final build out of the park, will be delayed until future funding becomes available. Schedule of work is as follows:

DEPARTMENT OF
PUBLIC WORKS

OAS

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ARCHITECTURAL
SERVICES

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LAS VEGAS, NEVADA 89101

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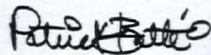
Phase I - Previously approved SDR 32790 2-12-09 : Will now bid and start concurrent with Phase II First Quarter 2010- Approved SDR included 15 lighted parking stalls, approximately one acre of open space landscape, signage, shaded fabric covered lighted Plaza/ Tot Lot play area, restroom, one small ramada, with adjacent landscaping. Natural earth berms are proposed on adjacent streets, Bonita Vista, Tropical Parkway, and Durango Drive as required by an approved drainage study. Off site work and median landscaping were approved for area of Durango Drive adjacent to the parking entrance only, including a portion of the serpentine sidewalk that will match the existing walkway further north, that does not include the Town Center amenity zone pattern.

Phase II -Current application: Start first quarter 2010 with Phase I- Work includes approximately 1.5 acres of open passive natural turf area, one additional small ramada, landscaping, lighted walkways, offsite improvements along Bonita Vista, and par course equipment area.

Available funding needed to complete Phase III is not known at this time. Therefore, we request that all remaining park turf and landscape, offsite half street improvements along Durango Drive, and Tropical Parkway, be deferred until the start of Phase III work.

We appreciate your consideration of our application. Please contact me at 229-1046 if you have any further questions.

Sincerely,



Patrick Batte
Arch. Project Mngr.

Cc: Mark Potokar

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