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February 9, 2009

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

Attn: Current Planning

RE: Justification Letter for Sandhill Owens Park and Trailhead
General Plan Amendment- APN: 140-30-296-001
Rezoning- APN: 140-30-296-001, 140-30-296-003
Site Development Review- 140-30-296-001 t 003, 140-30-601-001
Wavier of Title 18.12.130 cul-de-sacs- 140-30-601-001, 140-30-296-001 t 003

Dear Planning:

The City of Las Vegas proposes to construct Sandhill Owens Park and Trailhead (Official Name: "Douglas A. Selby Park and Trailhead") on approximately 8.7 acres, generally located on the center line of Sandhill Road if Sandhill continued through the site and south of Owens Avenue, and hereby submits an application for a General Plan Amendment, Rezoning, Site Development Review, and a Waiver of Title 18.12.130 cul-de-sacs. The park and trailhead is comprised of several parcels, city owned and city acquired. The General Plan Amendment (APN: 140-30-296-001) will amend the smallest parcel from ML to PR-OS. The Rezoning (APN: 140-30-296-001, 140-30-296-003) will change a small portion of the park and the trailhead parcel from ROW to C-V. The Site Development Review (APN: 140-30-296-001, 140-30-296-003, 140-30-601-001) shows the proposed development of the park and trailhead parcels. The Wavier of Title 18.12.130 cul-de-sacs (APN: 30-140-30-601, 140-30-296-001, 140-30-296-003) will allow the City to construct the park and trailhead as proposed, maximizing the trailhead amenities. The site plan as presented will not change the existing street conditions and will assist with a turn-a-round. The limited distance of Stevens Street currently allows for emergency access. If required, the requirement of a full cul-d-sac would diminish the integrity of the trailhead greatly. Therefore, I am requesting a waiver of Title 18.12.130 cul-de-sacs.

The proposed park improvements include a synthetic turf field for soccer, restroom, fitness cluster, basketball court, dog runs and parking. The trailhead improvements include a shaded playground for all age groups, picnic areas, and area for a future restroom, fun ball area, plaza, kiosk, trail, trail signage and parking. A pedestrian bridge will span the Las Vegas Wash making both sites accessible.

WRG Design Inc. was the successful consultant selected by the City to perform the design services for the park, trailhead and bridge. They are a multi-discipline firm specializing in park, trailhead and recreational

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development, and have been successful on similar types of projects in the valley. They bring many years of experience to the project.

The City of Las Vegas looks at this project as a winning solution that will assist with the growing demands for park and trailheads in the Las Vegas valley and will enhance the safety and welfare of the surrounding area. Please recommend approval of this project and the requested waiver as presented. Thank you.

If you have any questions, please contact me at 229-2096

Clair M. Lewis, ASLA, NV RLA#239, CLARB Cert. #1340
Landscape Architect
City of Las Vegas Public Works
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