



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DIAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

JORGE CERVANTES  
*City Manager*

PUBLIC WORKS  
**MIKE JANSSEN, P.E., PTOE**  
EXECUTIVE DIRECTOR OF  
INFRASTRUCTURE

**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY

July 24, 2023

City of Las Vegas Department of Planning  
City Hall  
495 S. Main St.  
Las Vegas, Nevada 89101

Project: Pickleball Complex at Wayne Bunker Park  
CLV Project Number: MWA725

Re: Justification Letter – Site Development Review

Current Zoning Classifications:

A.P.N. 13810101019, 2.98 acres: Undeveloped (Rural) (U(R))  
A.P.N. 13810101006, 2.58 Acres: Civic (C-V)  
A.P.N. 13810196002, tiny corner: Civic (C-V)

Attention Current Planning:

This justification letter is to establish the City of Las Vegas' intent to develop the vacant parcels just to the south of Wayne Bunker Family Park. The proposed use for a Pickleball Complex to be used by the public will have multiple courts, spectator seating, shaded areas, concession and restroom building and parking.

Under separate cover the Landscape Architect, SLA Land Architects, will provide the plans and exhibits needed for further/future planning approvals.

Regards,

Elizabeth Duncan, R.A.  
City of Las Vegas  
Architectural Project Manager

**23-0382**  
10/19/2023