



City of Las Vegas

Agenda Item No.: 101.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 19, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
MASTER PLAN OF STREETS AND HIGHWAYS

MSH-13365 PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -
Request to amend the Master Plan of Streets and Highways TO ADD AN ALTERNATE
ALIGNMENT FOR THE MOUNTAIN EDGE PARKWAY AS A FREEWAY/EXPRESSWAY,
Ward 6 (Ross). The Planning Commission (4-3 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. Submitted after final agenda Protest by Elliot Madgel
6. Submitted at meeting Letters from Moran & Associates, E-mail by Deputy City Attorney James B. Lewis and Memo to Mayor Goodman by Deputy City Attorney James Lewis
7. Backup referenced from the 06-22-06 Planning Commission meeting Item 38

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MAYOR GOODMAN indicated that there was a request by GEORGE E. CROMER, Esq.
representing the George E. Cromer Family Trust asking that this item be postponed to the August
16, 2006 until he returns from out-of-town. Based on the very narrow scope of what is being
done today, MAYOR GOODMAN did not believe that a postponement would be appropriate,

CITY COUNCIL MEETING OF: JULY 19, 2006

and that he would explain this to MR. CROMER upon this return.

JORGE CERVANTES, Department of Public Works, indicated that this action would add an alternate alignment for the Mountain Edge Parkway to the Master Sign Plan of Street and Highways to indicate that this alignment would allow staff to explore in more detail the feasibility of this alignment. Staff feels there is some potential benefits that this alignment may provide to the City and its residents and would like to explore those further.

MR. CERVANTES explained that currently there is a 100-foot utility corridor that runs along the Pule alignment as part of the Mountain Edge Parkway. The intent was to consolidate the utilities, the facilities, the roadway and a future mass transit alignment in one corridor. This development is adjacent to the mountain area and there are many flood concerns in this particular area. Under the current alignment, it is proposed to put in a flood channel that would trap the water to protect the homes. The revised alignment could allow the protection of 300 additional acres from flooding by allowing installation of the channel closer to where the water comes down.

Another advantage would be to have a more cohesive development of the Kyle Canyon area. By following this alternative alignment it may allow residents on only one side, being that the west side is the Red Rock Conservation area, which has some potential for development. Ultimately, it will be a cost savings for the taxpayers as the facility is built to protect only one side of the corridor.

MR. CERVANTES added that the current alignment has a system to system interchange similar to a Spaghetti Bowl type of facility where two freeways will be connected. The current location is in close proximity to the Horse Interchange. The revised alignment would allow movement further north where there is more separation between the two facilities so that traffic coming on and off the different ramps would have a better ability to merge. MR. CERVANTES added that part of the analysis requires looking at potential public land and making an application with the Bureau of Land Management (BLM) to see if this land can be reserved. To do so, this needs to be as an alternative alignment on the adopted master plan to further explore if BLM will reserve the land.

MAYOR GOODMAN explained for the audience and the viewing public that the request would add an alternate alignment for the City's future freeway network to the northwest. If this item is approved there will be two alignments for the northern Beltway; the current alignment and the proposed alternative. This hearing is not to decide whether the City will be asking landowners to sell property affected by the proposed alternative. He unequivocally indicated this is not a hearing where the City is announcing its intention to condemn anyone's property or a hearing at which the City Council is making a decision as to whether this proposed alignment is the one to be utilized for the future path of the northern Beltway. This is merely to add a proposed alternative to the master plan so the City is able to be more flexible in its recommendation to the City Council as to the future of the northwest freeway network. At that time, if there is a

CITY COUNCIL MEETING OF: JULY 19, 2006

recommendation, there will be full public input.

DEPUTY CITY ATTORNEY JAMES LEWIS confirmed the Mayor's comments and added that this is an addition of an alternate route to the Master Plan of Street and Highways. This would permit the Public Works Department to look at both the proposed Alternative 1 and the new alternative, if approved. Then Public Works will be back with additional items for the City Council to consider which one would be selected. COUNCILWOMAN TARKANIAN verified that this is only a proposal.

AL TWENEY, 5300 West Sahara Avenue, stated he was going to voice his opposition, but upon hearing the Mayor's explanation and DEPUTY CITY ATTORNEY LEWIS' confirmation, was pleased with their explanations of what the proposed action would entail.

ATTORNEY JUSTIN SMERBER, appeared on behalf of John Moran, Jr. for their client Rancho Drive, LLC, who owns approximately 8.88 acres along Kyle Canyon Road. Their property is being taken by the proposed northern realignment. He submitted a letter from JOHN MORAN, JR. for the record. MAYOR GOODMAN reiterated that at this point the City does not intend to take anyone's property.

ATTORNEY GARRY HAYES, 199 Arroyo Grande Boulevard, on behalf of Rinker Material West, LLC, who recently constructed a batch plant in this area, supports the study of the alternative alignment.

ATTORNEY STEPHANIE McKEEN, Moran and Associates, 630 South 4th Street, appeared on behalf of a property owner who opposes the proposed alternative alignment. Her client's plans for future development of the parcel that has been contemplated was on reliance of the alignment from Mountain Edge Parkway as originally proposed. She appreciated clarification as to the process and will hold her comments at that appropriate time.

COUNCILMAN ROSS noted that the City's role as a local government needs to be concerned with the big picture for the greater good for the entire community. The Public Works' staff has been working diligently with his office to create the necessary infrastructure needed for the growth of the northwest. He supports this proposed alternative to the alignment and asked staff to continue its pursuit into this study.

MAYOR GOODMAN declared the Public Hearing closed.