



City of Las Vegas

Agenda Item No.: 109.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
MAJOR MODIFICATION

MOD-22589 PUBLIC HEARING APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for Major Modification TO THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO REALIGN IRON MOUNTAIN ROAD BETWEEN HUALAPAI WAY AND GRAND CANYON DRIVE AND TO ADD STREET CROSS SECTION 19, (APNs 125-06-01-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	8	Planning Commission Mtg.	3
City Council Meeting	1	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 07-26-07 Planning Commission Meeting Item 37

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Condition 4 as read for the record:

4. This modification establishes Iron Mountain Road as a major arterial. The horizontal curve shall have a 45 mph design speed. Dedicate the appropriate right-of-way on the Parent Final Map to accommodate 3 travel lanes in each direction for the realignment of Iron Mountain Road between Hualapai Way and Horse Drive. Right-of-way necessary for parking lanes, where proposed, shall be dedicated in addition to the travel lanes. Iron Mountain Road east of Hualapai Way shall be dedicated and constructed in accordance with roadway cross section B-5 of the approved Tentative Map (TMP-22586) with full dedications for turn lanes and bus turnouts in accordance with Standard Drawings #201.1, #234.1 and #234.3. Cross Section B-5 as approved in the Design Guidelines for Legato is not approved for the proposed re-alignment of Iron

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mountain road as shown on Figure 6-1 herein. Any additional right-of-way required to accomplish dedication and construction of this cross section shall be dedicated by the Master Developer so as not to require in excess of a 40-foot half street dedication with appropriate turn lanes from Assessor's Parcel Number 125-07-601-005, unless otherwise allowed by the City Engineer. The southern leg of Grand Canyon Drive at the intersection with Horse Drive shall be modified to match the alignment and cross section north of Horse Drive.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, 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 for Items 109 and 110.

ATTORNEY MARI FIORENTINO appeared on behalf of the applicant and gave a description of the Kyle Canyon Master Plan. In essence, the original plan for Iron Mountain Road was to extend east/west and connect into the frontage road. The request is to change this alignment for a much better traffic solution, by swinging Iron Mountain Road so that it connects directly into Horse Drive. Individuals utilizing Iron Mountain Road will have the easiest access to Horse Drive. ATTORNEY FIORENTINO advised that the applicant is in agreement with staff's recommendation to amend Condition 4 on Item 109. He highly commended the Public Works staff for their assistance, particularly on some technical issues relating to verbiage of conditions which greatly impacts the traffic study, tentative map and design standards.

BART ANDERSON, Public Works, read the amendment to Condition 4 on Item 109, to which MR. FIORENTINO clarified that the only amendment is to Condition 4 and all other conditions remain the same.

TED RUSSELL, Las Vegas resident, stated although this project is not in his neighborhood, it is a controversial and overly ambitious project. He is doubtful of its fruition.

MAYOR GOODMAN declared the Public Hearing closed for Items 109 and 110.