

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**SUP-25060 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HERITAGE NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC.** Request for a Special Use Permit FOR A PROPOSED 889-FOOT HIGH MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT at the southwest corner of Grand Central Parkway and City Parkway (APN 339-34-10-004), PD (Planned Development) Zone, Ward 5 (Barlow)

C.C.: 12/19/07

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:  
APPROVAL**

**BACKUP DOCUMENTS:**

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. DRC Letter
6. Justification Letter and parking study
7. Support Postcard

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

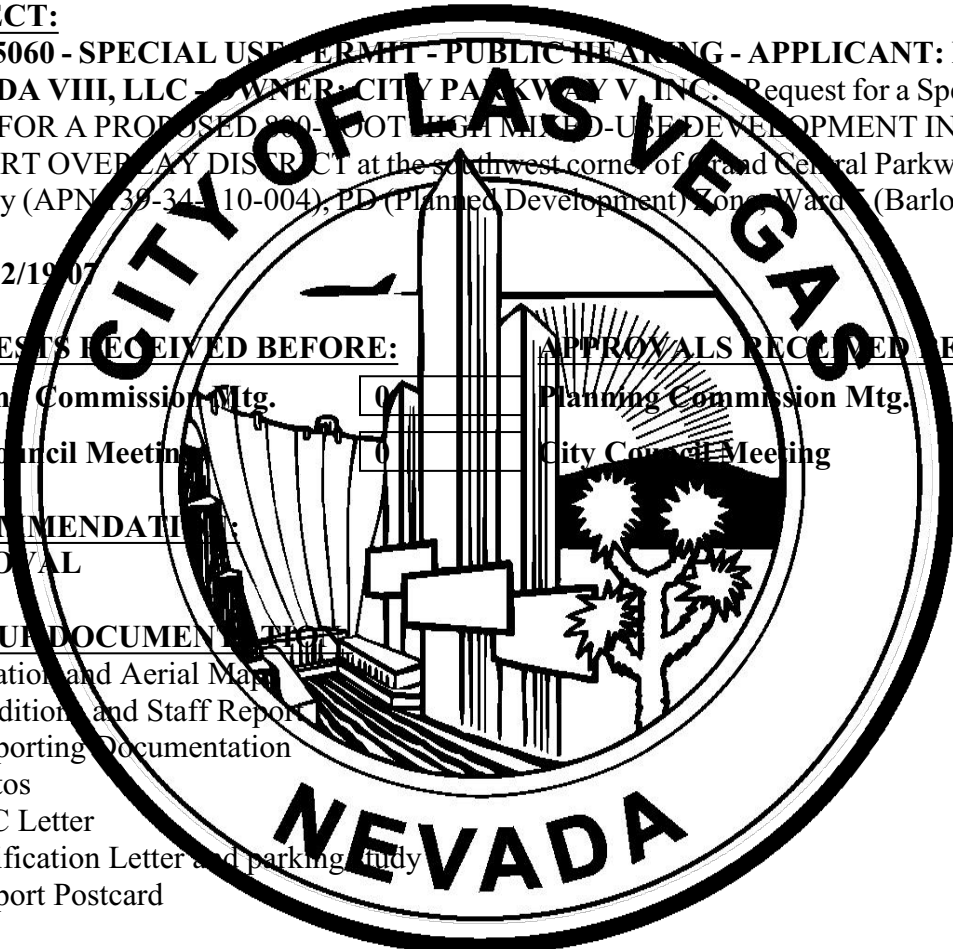
Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, STEVEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None); (Excused-None)

**Minutes:**

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 52 and 53.

DOUG RANKIN, Planning and Development Department, stated this project has received conditional approval from the Union Park Design Committee and is consistent with the Union Park design standards. He recommended approval.



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TERRY MURPHY, 7936 Sahara Avenue, and GARY DEMPSTER, 444 Flower Street, Los Angeles, project architect, appeared on behalf of the applicant. MR. DEMPSTER gave a history of the project, explained the site plan and respectfully requested approval.

TOM McGOWAN, Las Vegas resident, asked if financing had been obtained for the project as that information would be useful to the Commissioners. CHAIRMAN DAVENPORT explained that the project's financing was not considered by the Commissioners in making their decisions.

TODD FARLOW, 240 North 10th Street, complimented the project and thanked the applicant for bringing it to the City.

TED RUSSELL, Las Vegas resident, suggested that if the project has the support of the Mayor and City Council, then the financing is assured.

COMMISSIONER DUNNAM observed that proposed parking was grossly inadequate and Mr. DEMPSTER noted the submitted parking study suggested the parking would be sufficient.

COMMISSIONER TUESDELL commended architect for the importance of this and similar projects to the downtown area.

MR. DEMPSTER informed COMMISSIONER STEINMAN that all the office space was intended for condominium use.

In response to COMMISSIONER STEINMAN'S question, ROBERT ZARNIGAN, 421 North Beverly Drive, Beverly Hills, appeared on behalf of the applicant. He described the building's potential tenants and security.

COMMISSIONER STEINMAN stated the proposed parking would be sufficient and MR. ZARNIGAN described how the measures that would be implemented to ensure the building's parking needs would be met. MR. ZARNIGAN also pointed out all the benefits of placing the project in Union Park.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 52 and 53.