



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-2885 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: OWNER: HARAMOUNT FUND II, LLC - Request for a Site Development Plan
Review FOR PROPOSED ONE'S 205,429,700 SQUARE-FOOT OFFICE DEVELOPMENT
WITH A WALL OF COMMERCIAL BUILDING PLACEMENT STANDARDS on 3.21
acres at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and
018), R-E (Residence East) Zone under Resolution of Intent to P-R (Professional Office and
Parking, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="11"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Addendum to Staff Report, Protest Postcards and Protest Letter

Motion made by SAM DUNNAM to Approve subject to conditions, amending Condition 7 and adding the following conditions as read for the record:

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan; compliance with all Title 19.10 parking lot landscaping standards and all Title 19.12 landscaping requirements. Nine landscape fingers and nine additional trees shall be added to the parking lot area. The parking lot shall be screened from adjacent roadways by a low wall or berm with a maximum height of 30 inches in height. The three-foot berm along the northern property line shall be fully landscaped with five-gallon shrubs, five feet on center

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and 36-inch box trees 15 feet on center.

- A. The maximum building height shall be limited to 20 feet.
- B. The property owner shall be responsible for full-site maintenance.
- C. Office hours to be 7 a.m. to 5 p.m. Monday through Friday.
- D. Coordinate with the City Engineers Office to participate in the Ann Road Public Improvement Project to eliminate the existing sawtooth roadway improvement; grant all construction easements necessary to complete this project adjacent to this site.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROY BRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None) (Abstain-None);
(Did Not Vote-None), (Excused-None)

Minutes

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated that the site was previously approved for a similar project in June 2006. The proposed project has incorporated a majority of the design elements of the previous site development plan review. MR. LOWENSTEIN read three additional conditions and the revision of Condition 7 into the record.

MICHAEL PANCIRO, 2000 Chevy Circle, appeared on behalf of the applicant. He stated that when the first submittal was made, COMMISSIONER DUNNAM had recommended a meeting with the neighbors to discuss several issues. As a result, a new site development plan was designed and subsequent neighborhood meetings were held to ensure there were no additional concerns. He agreed to all conditions and asked for approval.

BART ANDERSON, Public Works Department, read an additional condition into the record.

COMMISSIONER DUNNAM expressed his appreciation to the applicant for fixing the plan. Displaying the first submittal, MR. PANCIRO compared it to the new site development plan and stated that the neighbors were very pleased that the development had taken on a more residential characteristic.

After hearing MR. ANDERSON'S clarification of Public Works added condition, MR. PANCIRO agreed to all conditions.

CHAIR GOYNES declared the Public Hearing closed.