

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: SEPTEMBER 19, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**  
VARIANCE

VAR-23073 - PUBLIC HEARING - APPLICANT/OWNER: JELENA L. KUNOVAC AND ZORAN BASARIC - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE NINE IS THE MINIMUM REQUIRED FOR A PROPOSED MEDICAL OFFICE DEVELOPMENT on 0.17 acres at 328 South Jones Boulevard (APN 158-36-210-007), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6) vote recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

1

City Council Meeting

City Council Meeting

1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6) vote recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcards
7. Submitted after final agenda Protest/support postcards
8. Backup referenced from the 08-23-07 Planning Commission Meeting Item 43

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);  
(Excused-STEVE WOLFSON)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 141 and 142.



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NICK ANTRILLO, Nick Antrillo Architect, 2355 North Christy Lane, appeared on behalf of the applicant. He explained this type of medical facility is for clinical research on bipolar depression. There will be no patients coming to this facility, with interviews mostly done by telephone. If needed, the appointments would be set so there is one patient at a time. Therefore, the seven parking spaces will be appropriate and will not create a hardship on the neighborhood. The waiver requested is for the two additional parking spaces, as the applicant meets the parking requirements for general office use. Lastly, there are several other residences that have been converted to medical office use between Alta Drive and the freeway. He talked to the neighbors regarding a reciprocal agreement with regards to parking but did not receive any feedback. MR. ANTRILLO agreed to a condition placing "No Parking" signs on curbs to prohibit parking on Jones Boulevard.

COUNCILWOMAN TARKANIAN did not have a concern with the parking. Additionally, only one protest and one support were received. She asked to see schematic for the landscaping, and asked the reason for the zero request concerning buffers to the north. MR. ANTRILLO responded that having no buffers on the north property line will allow entry around the north end of the building into the parking lot. MARCO WILHELM, Director of Planning and Development, added that these types of properties can be served when access is allowed between properties to limit the number of driveways off of Jones Boulevard. The Councilwoman believed the request was appropriate at the subject location.

MAYOR GOODMAN declared the Public Hearing closed for Items 141 and 142.

