

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

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO V.P.R-23073

SDR-23072 - PUBLIC HEARING - AMERICAN OWNED: JELIJA L. KUNOVAC AND ZORAN BASAR, DBA - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,716 SQUARE FOOT MEDICAL OFFICE AND A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW NO BUFFERS ON THE NORTH AND EAST PROPERTY LINES AND A ONE-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT-FOOT BUFFERS ARE THE MINIMUM REQUIRED on 0.17 acres at 3233 South Jones Boulevard (APN: 38-16-210-007), 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 (6-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  
City Council Meeting

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**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 08-23-07 Planning Commission Meeting Item 44

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:

See Item 141 for related discussion.