



April 9, 2010

Mr. Paul Brosseau
304 Canyon Drive
Las Vegas, Nevada 89107

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



RE: EOT-37451 -EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 7, 2010

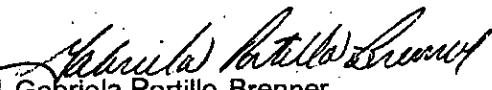
Dear Mr. Brosseau:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for Variance (VAR-3288) TO ALLOW A 5-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN 139-32-211-031), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. This Variance (VAR-3288) shall expire on May 5, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-3288) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

March 26, 2010

Mr. Paul Brosseau
304 Canyon Drive
Las Vegas, Nevada 89107

RE: EOT-37451 - EXTENSION OF TIME - VARIANCE

Dear Mr. Brosseau:

Please be advised the City Council at its regular meeting on *April 7, 2010* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, April 2, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlaw
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: February 26, 2010
Re: **EOT-37451** Paul Brosseau 304 Canyon Dr.
Request for an Extension of Time of an approved Variance (VAR-3288)

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Variance to allow a five-foot side yard setback where 10 feet is required for an addition to an existing single family dwelling located at 304 Canyon Drive, as long as all previously imposed conditions of approval for VAR-3288 and all other subsequent site related actions are ultimately complied with.

Report Date 02/24/2010 08:20 AM

Submitted By

Page 1

A/P # 37451 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	02/18/2010 13:49	983052	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Valuation</u>	
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Calculated Valuation</u>	0.00
			<u>Actual Valuation</u>	0.00

Description of Work

EOT-37451 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: PAUL BROSSEAU - Request for an Extension of Time of a previously approved Variance (VAR-3288) TO ALLOW A 5-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY OWELLING located at 304 Canyon Drive (APN 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

Parent A/P # 3288
Project # 37451 Project/Phase Name BROSSEAU RESIOENCE Phase #
Size/Area 0.66 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13932211031

Location

Owner/Tenant

Contact ID AC451618 Name BROSSEAU SANDRA D LIVING TRUST
Mailing Address 304 CANYON DR Organization BROSSEAU 1993 TRUST
City LAS VEGAS State/Province NV
ZIP/PC 89107-3237 Country ☐ Foreign
Day Phone (702)595-7550 x Evening Phone
Fax (702)259-3127 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

304 CANYON DR
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13932211031

Report Date 02/24/2010 08:20 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC451618 ☐ Foreign
Effective Expire
Name BROSSEAU SANDRA D LIVING TRUST
Day Phone (702)595-7550 x Eve Phone Organization BROSSEAU 1993 TRUST
Pager PIN # Position % P BROSSEAU
Fax (702)259-3127 Mobile Profession
E-Mail
Address 304 CANYON DR
LAS VEGAS, NV 89107-3237
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1502672 ☐ Foreign
Effective Expire
Name PAUL
Day Phone (702)595-7550 x Eve Phone Organization
Pager PIN # Position
Fax (702)259-3127 Mobile Profession
E-Mail
Address 304 CANYON DR.
LAS VEGAS, NV 89107
Seasonal Addr

Valid From To
Comments paul Brosseau - 595-7550

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type VAR

Hearing Type

Parent Project # 3288

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Report Date 02/24/2010 08:20 AM

Submitted By

Page 3

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/07/2010	CC	SCHEDULED		0	0	0
FSOLIS	02/18/2010	FSOLIS	02/18/2010			
04/07/2010	CC	SCHEDULED		7	0	0
FSOLIS	02/18/2010	FSOLIS	02/18/2010			

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# sandra brosseau, 702.595.7555,paul brosseau ck 2111	970040	02/18/2010 13:52		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of time for VS 3288
Project Address (Location): 304 Canyon Dr Las Vegas NV 89107
Project Name: Brosseau Residence Proposed Use: Residential
Assessor's Parcel #(s): 139-32-211-031 Ward #: 1
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage: N/A Floor Area Ratio: N/A
Gross Acres: .67 Lots/Units: 1 Density: R-E
Additional Information: _____

PROPERTY OWNER Brosseau Contact Paul Brosseau
Address 304 Canyon Dr Phone: 595-7550 Fax: 289 3127
City Las Vegas State NV Zip 89107

APPLICANT Paul Brosseau Contact Paul Brosseau
Address 304 Canyon Dr Phone: 595-7550 Fax: 289 3127
City Las Vegas State NV Zip 89107

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____

Property Owner Signature: [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

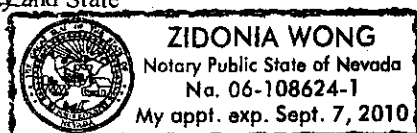
Print Name Paul Brosseau Sandra Brosseau

Subscribed and sworn before me

This 11th day of February, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EOT-37451
Meeting Date: 4-7-10
Total Fee: 300
Date Accepted: 2-18-10
Accepted By: FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Paul & Sandy Brosseau
304 Canyon Dr.
Las Vegas NV 89107
Phone: 702-877-0057
Fax: 702-259-3127
e-mail: paulhb@earthlink.net

February 18, 2010

Las Vegas City Council
400 Stewart Avenue
Las Vegas, Nevada
Phone: 702-229-6301
Fax: 702-382-4803

Re: VAR-3288
Applicant: Paul & Sandy Brosseau
Extension of Time

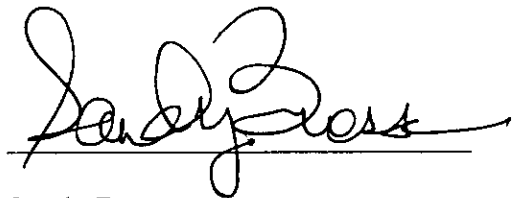
Las Vegas City Council:

Please accept this letter as a request for a two year extension of time on the subject variance. Our intention was to start construction last year, however due to our economic down turn we do not have the funds allocated to undertake a major addition to our home at this time. We would like to have the opportunity to do these improvements within the next couple of years when our situation returns to normal. Thank you for your understanding in this matter.

Sincerely,



Paul Brosseau



Sandy Brosseau

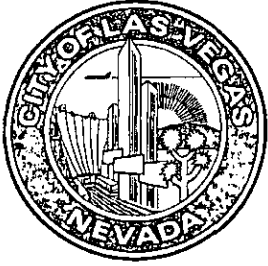
EOT-37451
04/07/10 CC

DESCRIPTION OF VARIANCE REQUEST

REQUESTING VARIANCE FOR A 5' SIDE SETBACK IN LIEU OF REQUIRED 10' SIDE SETBACK (IN RE ZONE). REQUEST IS ONLY FOR NORTH SIDE SETBACK-SOUTH SIDE SETBACK IS 6'-FROM WHEN EXISTING HOUSE WAS BUILT MANY YEARS AGO. A HOUSE ADDITION IS BEING ADDED ALONG PART OF THE NORTH SIDE OF THE PROPERTY-IT IS PROPOSED THAT THIS NEW ADDITION BE ALLOWED TO HAVE A 5' SETBACK. A CORNER OF THE EXISTING HOUSE ON THE NORTH SIDE (NORTHEAST CORNER OF HOUSE) IS 6' OFF THE NORTH PROPERTY LINE (SEE SITE PLAN). THE EXIST. HOUSE NORTH WALL IS AN AVERAGE OF $\pm 10'$ AND A MAXIMUM OF $\pm 15'$ OFF OF THE ANGLED NORTH PROPERTY LINE (SEE SITE PLAN). THEREFORE, WHEN THE NEW ADDITION IS COMPLETE, ONLY PART OF THE NORTH SIDE OF THE HOUSE WILL BE SET BACK 5'-THE REST WILL BE MORE.

DUE TO DESIGN CONSIDERATIONS IN MATCHING THE NEW ADDITION FLOOR PLAN TO THE EXISTING HOUSE PLAN AND MEETING THE DESIRED SPACE REQUIREMENTS, THE OPTIMAL SOLUTION IS THE PLACE THE NEW ADDITION 5' OFF THE PROPERTY LINE. MANY HOUSES IN THE DEVELOPMENT (HAVING BEEN BUILT MANY YEARS AGO) DO NOT HAVE FULL 10' SETBACKS ON THE SIDE YARDS.

EOT-37451
04/07/10 CC



May 9, 2008

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Mr. Paul Brosseau
304 Canyon Drive
Las Vegas, Nevada 89107

RE: EOT-27272 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Mr. Brosseau:

The City Council at a regular meeting held May 7, 2008 APPROVED the request for an Extension of Time of an approved Variance (VAR-3288) TO ALLOW A 5-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. This Variance (VAR-3288) will expire on 05/05/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-3288) and all other related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Leán Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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EOT-37451
04/07/10 CC





060576

March 17, 2006

S-VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Paul Brosseau
304 Canyon Drive
Las Vegas, Nevada 89107

RE: EOT-11441 – EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MARCH 15, 2006

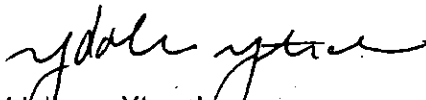
Dear Mr. Brosseau:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for an Extension of Time of an approved Variance (VAR-3288) TO ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED IN CONJUNCTION WITH AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN 139-32-211-031), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on 05/05/08 unless the Variance is exercised or another Extension of Time is approved by the Planning Commission.
2. Conformance to all conditions of approval for VAR-3288 as required by the Planning and Development Department, except as amended herein.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

EOT-37451
04/07/10 CC



047683



June 28, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DDUGLAS A. SELBY
CITY MANAGER

Mr. Paul Brosseau
304 Canyon Drive
Las Vegas, Nevada 89107

RE: VAR-3288 - VARIANCE
CITY COUNCIL MEETING OF MAY 5, 2004

Dear Mr. Brosseau:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Variance to ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR an addition to an existing single family dwelling at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. The second floor windows shall be opaque type windows.
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance to the site plan as submitted.
4. All necessary permits shall be obtained from the Building and Safety Department prior to start of construction.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
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EOT-37451
04/07/10 CC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37451** APN: 139-32-211-031

Name of Property Owner: BROSSEAU

Name of Applicant: BROSSEAU, Paul & Sandra

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

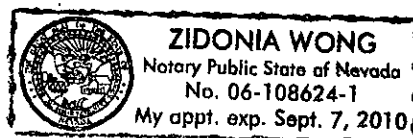
Paul Brosseau Sandra Brosseau

Print Name: PAUL BROSSEAU

Subscribed and sworn before me

This 11th day of February, 2010

Zidonia Wong
Notary Public in and for said County and State

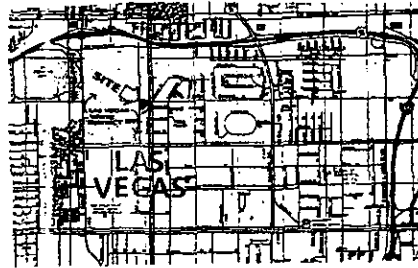


BROUSSEAU RESIDENCE ADDITION

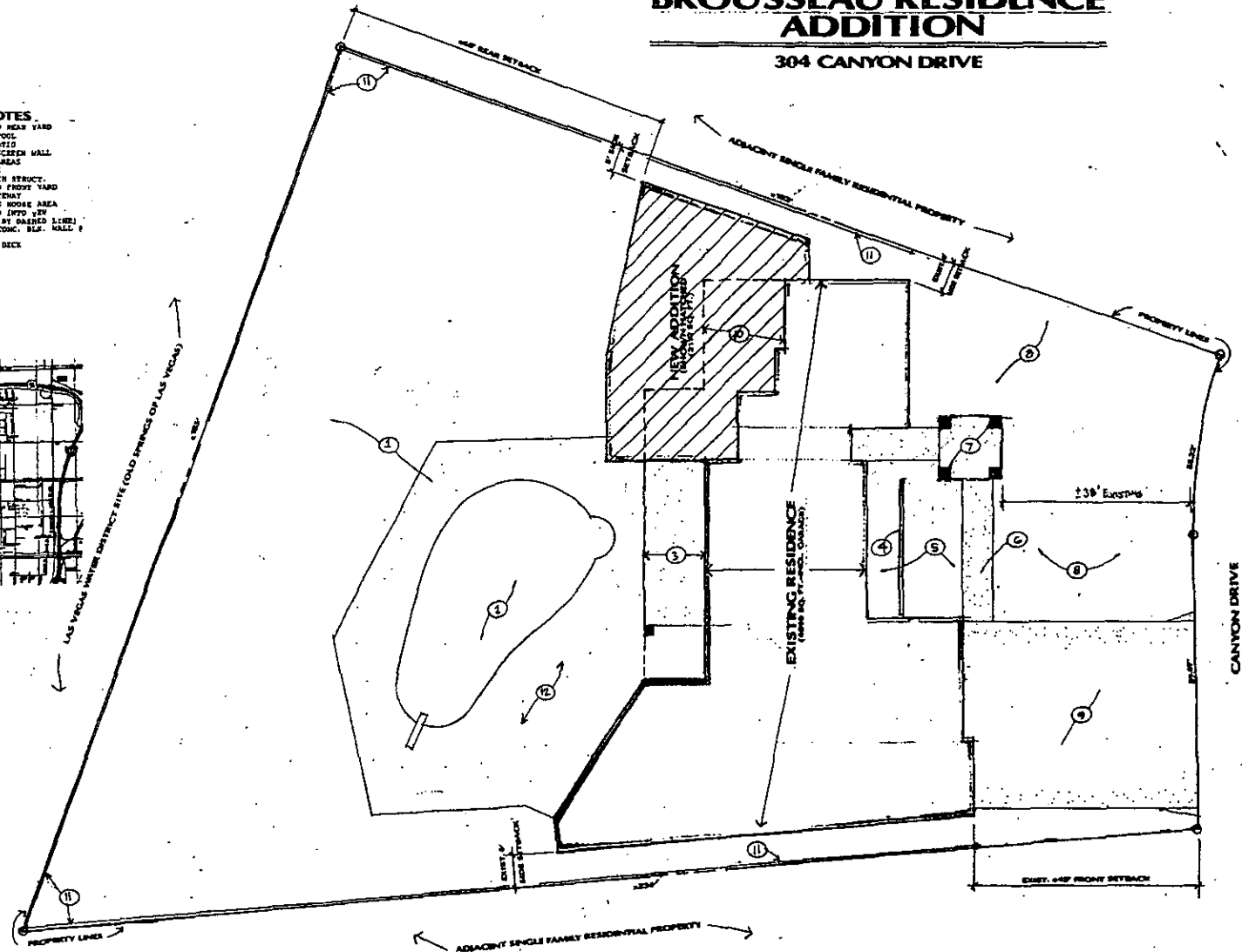
304 CANYON DRIVE

KEYNOTES

1. EXISTING LANDSCAPED REAR YARD
2. EXISTING SWIMMING POOL
3. EXISTING COVERED PATIO
4. EXISTING STUCCOED SCREEN WALL
5. EXISTING PLANTING AREAS
6. EXISTING CONC. WALK
7. EXISTING ENTRY PORCH STRUCT.
8. EXISTING LANDSCAPED FRONT YARD
9. EXISTING CONC. DRIVEWAY
10. VIEW OF EXISTING HOUSE AREA TO BE INCORPORATED INTO NEW ADDITION (DEFINED BY DASHED LINE)
11. EXISTING 8' HIGH CONC. BLK. WALL
12. EXIST. CONC. POOL DECK



VICINITY MAP



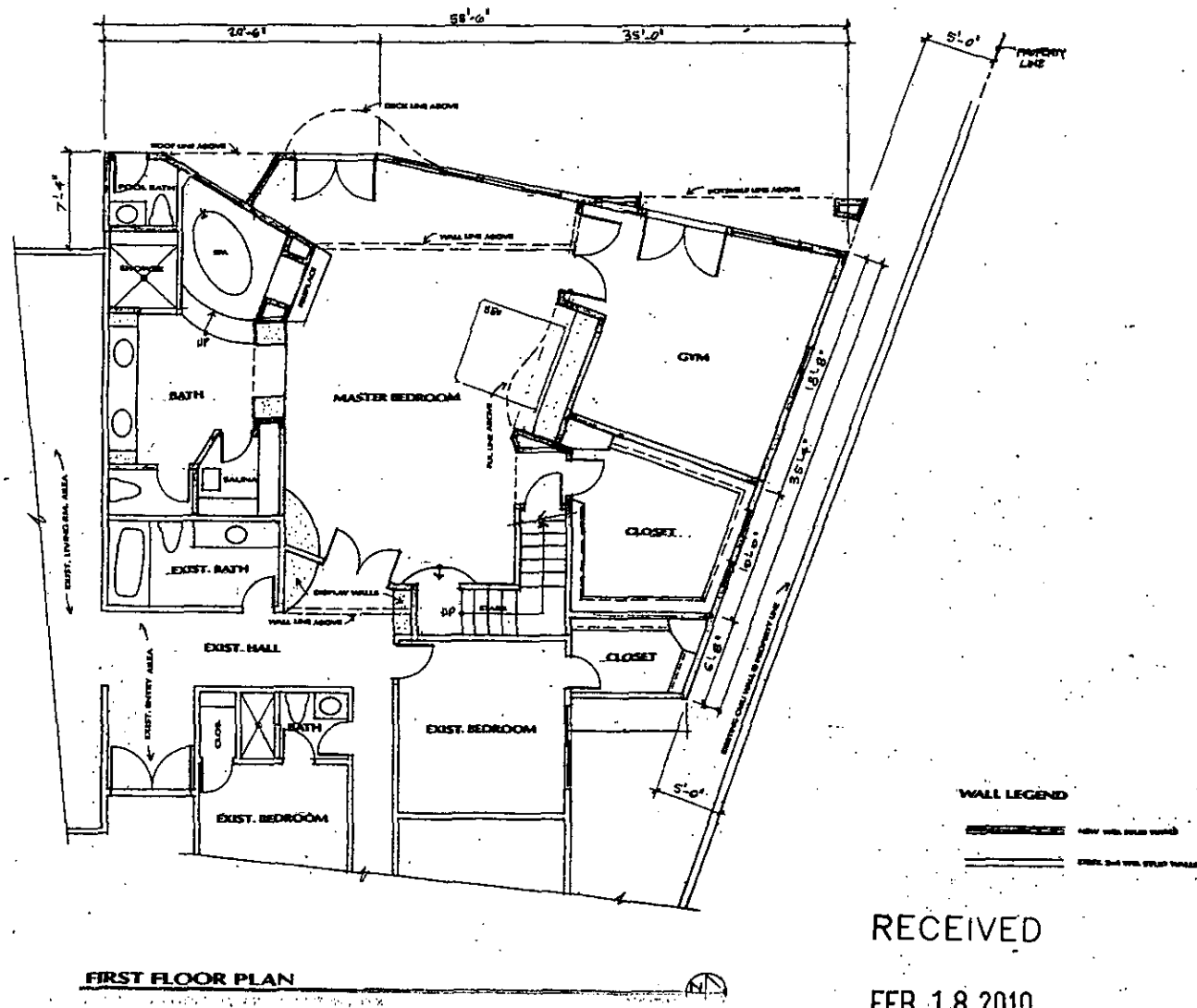
SITE PLAN

SQ. FOOTAGE
EXIST. HOUSE- 1444 SQ. FT. (INCL. GARAGE)
NEW ADDITION- 1444 SQ. FT.
TOTAL SQ. FT. (INCL. GARAGE)- 2888

RECEIVED

EOT-37451
04/07/10 CC

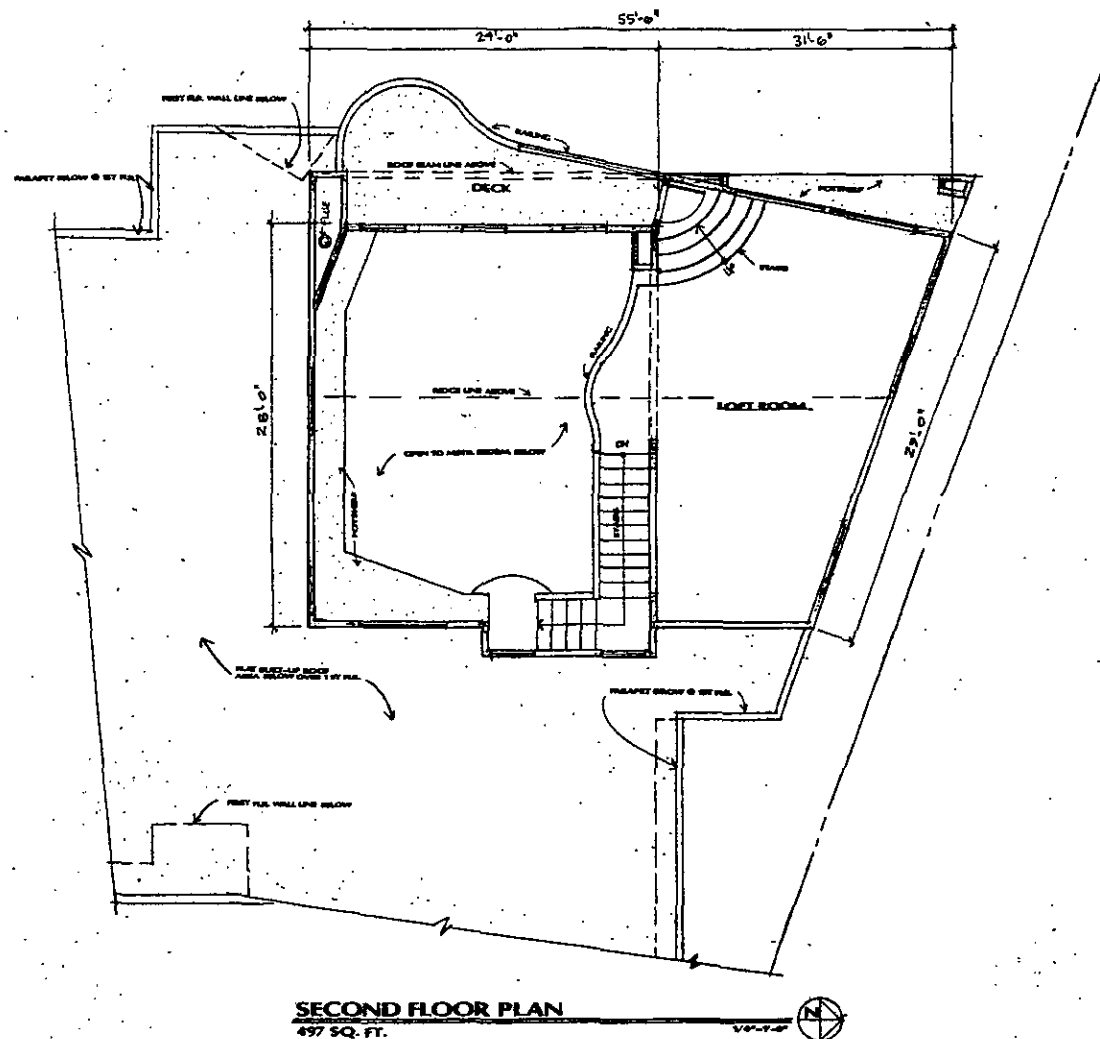
FFR 18 2010



RECEIVED

FEB 18 2010

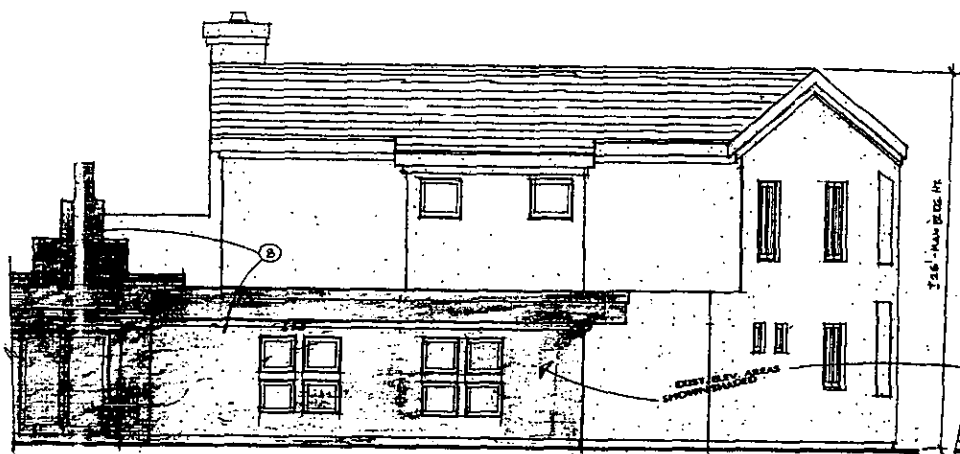
EOT-37451
04/07/10 CC



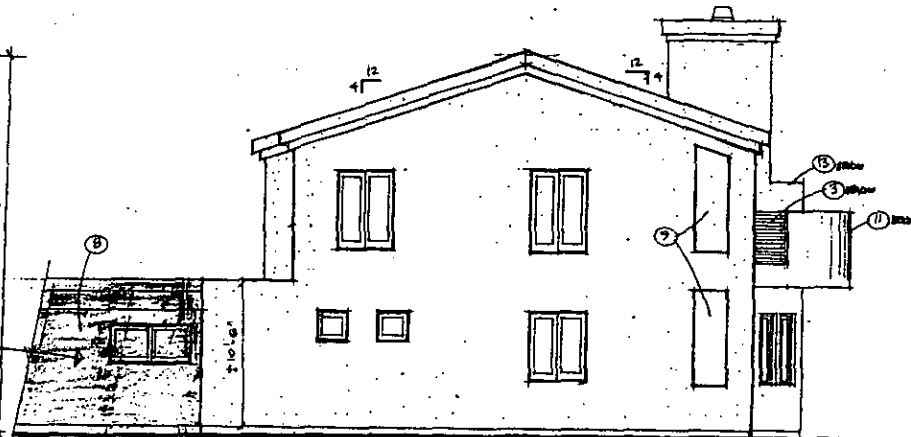
RECEIVED

FEB 18 2010

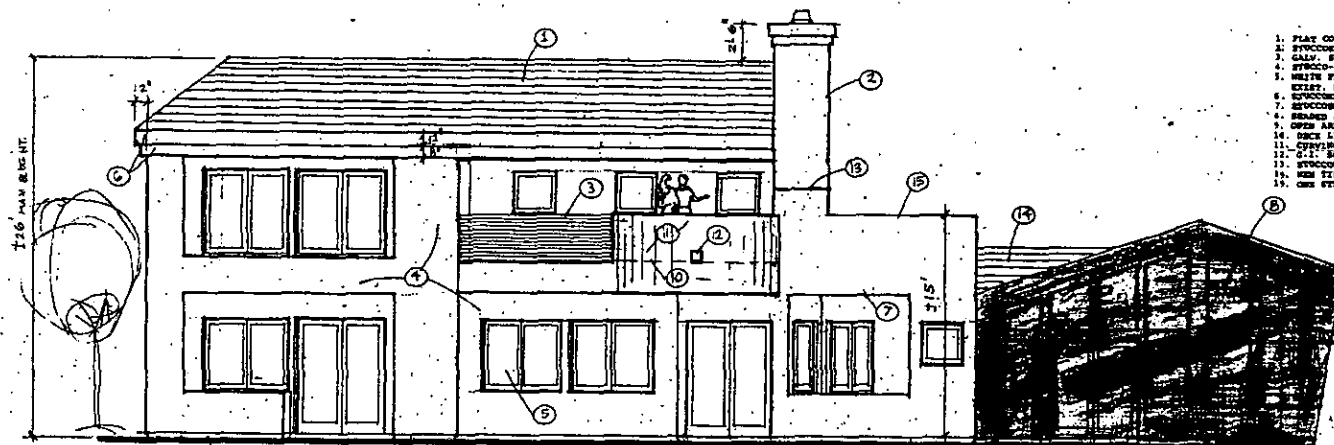
EOT-37451
04/07/10 CC



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

KEYNOTES

1. FLAT CONC. TILE ROOF (SHED) - 1/2" MIN. SLOPE
2. STUCCO CHIMNEY
3. GALV. STEEL PIPE RAILS (UNPAINTED)
4. STUCCO-LEAD PIPES, MATCH BRICK, HOUSE CROWN WALLS TO ROOF
5. WHITE FRAMED WINDOWS (VINYL-OR SLICE)
6. EXTER. HOUSE CORNER CHIMNEY FOR WHITE TO PARAPET WALLS
7. STUCCOED PARAPET & SIDE WALL
8. STUCCOED ROOF
9. BRICK AREA TYP. EXISTING HOUSE ELEVATIONS (STUCCOED WALLS)
10. OPEN AREA
11. BRICK LINE BEYOND
12. EXISTING STUCCOED BRICK RAIL
13. G.I. SCUPPER
14. STUCCOED VENTILATOR
15. NEW TILED ROOF (CEMENT & 4-1) SLATE
16. NEW STUCCOED PARAPET WALL

RECEIVED

FEB 18 2010
EOT-37451
04/07/10 CC