

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 7, 2008**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: EOT-27272 - EXTENSION OF TIME - VARIANCE -**  
**APPLICANT/OWNER: PAUL BROSSÉAU**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

**Planning and 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.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is the second request for a two-year 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.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
05/05/04	The City Council approved a request for a Variance (VAR-3288) to allow a 5-foot side yard setback where 10 feet is required in conjunction with an addition to an existing Single Family Dwelling at 304 Canyon Drive. The Planning Commission recommended approval on 2/12/04 with staff recommending denial.
03/15/06	The City Council approved a request for an Extension of Time (EOT-11441) of an approved Variance (VAR-3288) to allow a 5-foot side yard setback where 10 feet is required in conjunction with an addition to an existing Single Family Dwelling at 304 Canyon Drive. Staff recommended approval
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits associated with this Variance (VAR-3288).	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	0.68 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Las Vegas Springs Preserve	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	
<b>Trails</b>		X	NA
<b>Rural Preservation Overlay District</b>	X		Y
<b>Development Impact Notification Assessment</b>		X	NA
<b>Project of Regional Significance</b>		X	NA

**ANALYSIS**

This is the second Extension of Time request since the initial approval of the Variance (VAR-3288) by City Council on 5/05/04. Since that time, one two-year Extension of Time (EOT-11441) was granted as the applicants were unable to undertake construction due to an illness in the family. There are no building permits on file for the proposed construction at 304 Canyon Drive which would finalize the action of the requested Variance. The applicants are requesting an additional two-year Extension of Time in order to exercise the application.

**FINDINGS**

Approval of this request is recommended with a two-year time limit, which will expire on 05/05/10 unless another Extension of Time is granted. Conformance to the conditions of approval of Variance (VAR-3288) shall be required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**ASSEMBLY DISTRICT**      N/A

**SENATE DISTRICT**      N/A

**NOTICES MAILED**      N/A

**APPROVALS**      0

**PROTESTS**      0