

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:**

**VARIANCE** to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

176-05-410-040

**VARIANCE:**

Reduce the rear setback for a primary residence to 9 feet 8 inches where 15 feet is required (a 36% reduction).

**LAND USE PLAN:**

SPRING VALLEY (RHODES RANCH) – UP TO SINGLE-FAMILY RESIDENTIAL (UP TO 10 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7265 Victoria Oak Court
- Site Acreage: 0.08
- Project Type: Addition
- Building Height: 25 feet, 10 inches (existing house)/15 feet, 6 inches (proposed addition)
- Square Feet: 1,759 (existing house)/390 (proposed addition)

Site Plan

The plans depict an existing 2 story, single-family residence centrally located on a 0.08 acre lot. The existing attached patio cover in the rear yard will be demolished and a 390 square foot addition will be constructed. It will be 30 feet wide to match the existing width of the house. The addition is one-story with a balcony. The addition will be 9 feet and 8 inches away from the rear property line.

Elevations

The plan shows that the addition will be 15 feet 6 inches high and it will match the color and materials of the existing house. The west elevation shows a sliding door that leads to the rear

yard and 2 windows. The north elevation shows 3 glass block windows. The south elevation will not have any windows or doors. The balcony will be enclosed with a plaster surround. Stone veneer that matches the house will be installed.

**Floor Plans**

The first floor of the residence is 775 square feet, the second floor is 984 square feet, and the garage is 421 square feet. The proposed addition will be 390 square feet, and it will include a breakfast nook area, a craft room, and an extension to the living room. The balcony will be accessed from the existing master bedroom.

**Applicant’s Justification**

No justification for the variance was provided.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DA-0521-08	Development Agreement containing outlines, rules, and guidelines for the orderly development for a master planned community (Rhodes Ranch)	Approved by BCC	July 2008
MP-0994-07	Major Project Facilities Needs Assessment to address issues of concern to Clark County for a master planned community (Rhodes Ranch)	Approved by BCC	July 2008
ET-400041-01 (VC-0178-00)	Extension of Time for variance to reduce the required square footage of single-family residences to 1,100 square feet where minimum square footage is 1,200	Approved by PC	February 2001
VC-0178-00	Reduced the required square footage of single-family residences to 1,100 square feet where minimum square footage is 1,200	Approved by PC	March 2000
TM-0327-99	90 single family residential lots on 10.6 acres in an R-2 & PC Zone	Approved by PC	January 2000
UC-1788-99	A use permit for modified development standards on 10.1 acres in an R-2 & PC Zone	Approved by PC	December 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Rhodes Ranch – Up to Single-Family Residential (Up to 10 du/ac)	R-2	Single-family residences

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

## **Analysis**

### **Comprehensive Planning**

Staff finds that this request does not meet the criteria for approval of a variance. There are no unique circumstances with the property, such as lot shape or topography, that would indicate that a variance should be approved. Therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system, and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CARLOS RIVADENEIRA

**CONTACT:** CARLOS RIVADENEIRA, 7125 SPRUCEWOOD STREET, LAS VEGAS, NV 89147