

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-33-304-005

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Allow an 8 foot high CMU wall where a maximum 6 foot high decorative fence (a fence which may be in combination of decorative walls with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Table 30.64-1.
- b. Increase the perimeter wall height to 8 feet where a maximum of 6 feet is permitted per Section 30.64.20 (a 33% increase).

**LAND USE PLAN:**

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- General Summary
- Site Address: 120 Chartan Avenue
- Site Acreage: 1.03
- Project Type: Fences/walls
- Fence/Wall Height (feet): 8

Site Plan

The approved plan depicts the site (177-33-304-005) with a block wall along the perimeter of the property. Access to the property is granted via 2 access gates off Chartan Avenue. There is an existing single-family residence in the center of the parcel with an existing palapa that is 17 feet north of the dwelling. The plan depicts an existing pool, spa, and accessory dwelling that are north of the palapa. A horseshoe driveway connects the 2 access gates to the attached garage of the dwelling.

Landscaping

No landscaping is proposed with this request.

Elevations

The approved plans depict an existing CMU block wall that is 8 feet in height, along the perimeter of the property, including the front property line. The access gates are 8 feet in height with 1 being 20 feet wide and the other being 12 feet wide.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0881:

Comprehensive Planning

- 6 months to complete the building permit and inspection process.
- Applicant is advised that 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 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Applicant’s Justification

The applicant is requesting their first extension for the completion so they may continue working towards completing their building permit BD25-10499.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-23-0881	Waiver of development standards for fences and walls	Approved by PC	September 2024
AV-23-900432	Minor deviation for an accessory apartment	Approved by ZA	September 2023
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Open Lands	RS20	Undeveloped

## **Clark County Public Response Office (CCPRO)**

CE22-32155 is a code enforcement violation for building without a permit.

CE24-28809 is a code enforcement violation for operating a short term rental.

### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff has confirmed that an active building permit (BD25-10499) is currently in place. However, records indicate that no progress has been documented since March 2025. Given the circumstances, staff can support approval of this initial time extension. However, staff may be unable to support any subsequent extension requests if substantial progress is not demonstrated.

#### **Staff Recommendation**

Approval.

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**

- 6 months to complete the building permit and inspection process.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

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

- No comment.

**TAB/CAC:** Enterprise - approval (change Comprehensive Planning condition from 6 months to 1 year to complete the building permit and inspection process).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** UNITED PACIFIC CONSTRUCTION

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