

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0844-PFC SEVEN, LLC:**

**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-701-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CP (Commercial Professional) Zone. There is a related land use application for a proposed 2 story office building on the subject parcel. The CP zoning request is conforming to the Business Employment (BE) category of the Land Use Plan. According to the applicant, since this project will be one of the first developments on the east side of Arville Street, it will provide a visually appealing environment for future development in the area.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Business Employment	RS20 (AE-60)	Undeveloped
South	Business Employment	RS20	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-25-0846	A design review for an office building is a companion item on this agenda.
VS-25-0845	A vacation and abandonment of patent easements on the property is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The adjacent and abutting properties in the area will not be adversely impacted by the CP zoning request. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CP zoning appropriate for this location.

**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:****Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103