

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0846-PFC SEVEN, LLC:**

**DESIGN REVIEW** for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Richmar Avenue and east of Arville Street within Enterprise.  
JJ/mh/kh (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
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 17,916
- Parking Required/Provided: 45/47
- Sustainability Required/Provided: 7/7.5

**Site Plan**

The plans depict a proposed 17,916 square foot office building, which is accessed via a 32 foot wide commercial driveway along Richmar Avenue to the south. The building is located along the north side of the property, set back 7 feet from the north property line, 15 feet from the east property line, and 24 feet from the west property line. A 5 foot wide drainage easement is shown along the north property line. Parking is provided on the south side of the building, with 47 parking spaces provided where 45 parking spaces are required. Pedestrian walkways lead from the parking area to the building entrance. A loading space is located on the south side of the building, which leads to an overhead roll-up door. The trash enclosure is located in the northeast corner of the parking area, with the bicycle racks provided north of the trash enclosure. A 6 foot high decorative screen wall is located along the north, east, and west property lines. A 2 foot high decorative flood wall, set back for landscaping, is located in the southwest corner of the site, extending eastward into the site.

### Landscaping

The plans depict street landscaping along Richmar Avenue consisting of large trees, shrubs, and groundcover. A 5 foot wide detached sidewalk with 5 foot wide landscape strips on each side of the sidewalk is shown along Richmar Avenue. The parking area features perimeter landscaping and interior landscape finger islands, consisting of large trees and shrubs. Additional landscaping is provided along the east and west sides of the building.

### Elevations

The plans depict an office building that is 35 feet high at its peak, though most of the building is between 34 feet and 35 feet in height with a flat, variable roofline. The building façade features stucco finishes and metal panels, which are painted various shades of gray. The north and east elevations feature windows and awnings, while the west elevation features doors, windows, awnings, and an exterior metal staircase that provides access to the second floor of the building. The south elevation provides primary access to the building with a double door entrance, along with additional single doors, an overhead roll-up door, windows, and awnings.

### Floor Plans

The plans depict a 2 story floor plan with a total gross floor area of 17,916 square feet. The first floor features a reception area, offices, classrooms, conference rooms, storage rooms, restrooms, an information technology room, maintenance area, secure room, and garage, with the garage accessed via the overhead roll-up door on the south side of the building. An elevator and stairways connect the first floor to the second floor. The second floor features offices, a conference room, restrooms, storage room, break room, and utility room.

### Applicant's Justification

The applicant states that the building features articulations and material changes to comply with Title 30 design standards. The materials present an aesthetically pleasing view of the surrounding area and enhance the building presentation. Adequate parking, landscaping, and sustainability measures are also provided in accordance with Title 30. The overhead door facing Richmar Avenue will not be fully screened as it is being used for the loading zone, though it will be 200 feet from Richmar Avenue and partially screened by trees on each side of the overhead door.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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>
ZC-25-0844	A zone change from RS20 to CP is a companion item on this agenda.
VS-25-0845	A vacation and abandonment of easements is a companion item on this agenda.

## **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**

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed office development is suitable for the site and compatible with the surrounding area, as the adjacent and abutting parcels also feature a planned land use of Business Employment. The site is well designed to facilitate vehicular and pedestrian maneuvering, with adequate parking provided for the proposed use. The site meets the sustainability requirements of Title 30, and the building complies with Title 30 design standards, with the exception of the roll-up overhead door on the south side of the building facing Richmar Avenue. While the roll-up overhead door and loading area are not screened from the right-of-way as required, they are separated by the parking area and partially screened by on-site landscaping. Staff does not anticipate any adverse effects resulting from the location of the overhead roll-up door and loading zone, or the rest of the proposed development. For these reasons, staff can support this request.

#### **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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**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](mailto: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 (all buildings to incorporate earth tone colors in their design).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

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