

MINI-WAREHOUSE  
(TITLE 30)

ROBINDALE RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400047 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:**

**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 3.1 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

**DESIGN REVIEWS** for the following: **1)** a mini-warehouse facility; and **2)** recreational vehicle and boat storage.

Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). MN/nai/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-12-601-048

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5310 Robindale Road
- Site Acreage: 3.1
- Project Type: Mini-warehouse facility with RV and boat storage
- Number of Stories: 1 & 3
- Building Height (feet): 18 to 45
- Square Feet: 38,005
- Parking Required/Provided: 13/41

Site Plans

The approved plans depict an irregular shaped 3.1 acre parcel. The Union Pacific Railroad right-of-way abuts the western property line and an overhead power line easement runs along the eastern property line adjacent to a single family residential development. The railroad easement extends into this site 100 feet along the west side, and when combined with the additional overhead power line easement that is 100 feet wide along the east side, there is approximately 20,000 square feet of this 3.1 acre site that could support a structure and site improvements. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site, and is bounded by the railroad easement on the west and the overhead power

easement on the east. The approved project will consist of a 29,877 square feet mini-storage facility, which also includes a manager's unit, with 8,324 square feet of covered boat and RV storage (garage) adjacent to the main building. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property.

Thirteen off-street parking spaces are provided with 1 parking space designated for handicap parking. The parking is adjacent to the main office and manager's quarters as required by Title 30 and outside the site's security gates. The site will have 1 access point from Robindale Road and is located towards the east side of the parcel. The drive aisle within the facility is a minimum of 27 feet, which is the standard for a mini-warehouse facility, although the site plan depicts a drive aisle that is slightly wider.

### Landscaping

The approved plans depict 25 feet of street landscaping that incorporates an existing attached sidewalk that currently exists on a portion of the site frontage along Robindale Road. Additionally, since the site is a nonconforming development to the land uses in the area and the Land Use Plan, the plans depict a 10 foot wide intense landscaping per Figure 30.64-12 along the east property line adjacent to an existing residential development. The approved parking lot landscaping is equitably distributed throughout the site.

### Elevations

The approved plans depict a 1 and 3 story building with stucco textured siding, stone veneer, windows, faux windows, decorative metal roof, with tiled parapet, and CMU block that is painted to match the rest of the building. The 1 story portion of the building is 18 feet high and the 3 story portion is 35 feet to 45 feet in height. The 1 story portion of the building will have overhead roll-up doors along the east side of the building.

A rental office, business office, and manager's quarters are shown on the plans at the entry to the facility along the southeast portion of the building. The main entrance is defined with double entry doors and windows with external decorative features on the facade such as a stone accent.

### Floor Plans

The approved plans depict the following on the first floor: 1) 927 square foot office; 2) 8,880 square foot storage unit area; and 3) 8,324 square foot storage garage area for RV and boat storage. The second floor consists of the following: 1) 1,013 square foot manager's apartment; and 2) 8,880 square foot storage unit area. The third floor consists of 9,981 square foot storage unit area.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400014 (NZN-0601-15):

#### Current Planning

- Until November 18, 2022 to complete.
- Applicant is advised that the County is currently reviewing Title 30 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; a new application

for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in the circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400251 (NZA-0601-15):

Current Planning

- Until November 18, 2020 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZA-0601-15:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 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;
- Project to be developed as a mini-warehouse development with RV and boat storage only;
- Architectural enhancements and detailing on south and east elevations per plans;
- Design review as a public hearing for any significant changes to plans;
- Design review as a public hearing for signage and lighting;
- Facility to operate only during daytime hours as specified in Title 30;
- Block wall along the east property line to be decorative and all walls to be a minimum of 8 feet high, but the wall will not be required along the east property line if grade can be maintained along the east property line;
- To maintain continuity along Robindale Road with adjacent or contiguous developments, street landscaping to be in accordance with Figure 30.64-17 including a detached sidewalk;
- Intense landscape buffer per Figure 30.64-12, as depicted on plans, along the east property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to provide adequate fire lanes and access measuring 24 feet throughout site on all drawings with compliance to 28 foot interior by 52 foot exterior turning radius.

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

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

#### Applicant's Justification

Per the applicant's justification letter, work has commenced on the site at the end of 2021 and continued through October 2022. Today, the project has reached final approvals with agencies such as the Las Vegas Valley Water District (LVVWD), Clark County Building Department, and Clark County Fire Department. The applicant indicates that an additional 9 months is required to complete the storage facility.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400014 (NZN-0601-15)	Second extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	May 2021
ET-18-400251 (NZN-0601-15)	First extension of time to reclassify 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	January 2019
NZN-0601-15	Reclassified 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage	Approved by BCC	November 2015
NZN-0227-08	Reclassified 3.1 acres from R-E to M-D zoning for a mini-warehouse facility and a recreational vehicle and boat storage - expired	Approved by BCC	June 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Union Pacific Railroad
South	Open Lands	R-E & M-1	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Business Employment	M-1 & RUD	Manufacturing, single family residential, & Union Pacific Railroad

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

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis

#### Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has active bonds (PW17-24486-PBND), off-site permits (PW17-24486-P600) have been issued, a separate document (SD-17-990159) was recorded with the Clark County Mapping Team, and the following Clark County Building Department permits have been issued (BD-22-15714, BD22-15714-E, BD22-15714-M, BD22-15714-P, and BD-23-

03590). Although the applicant has experienced delays in completing the project due to re-approval of plans and permits, and this is the third extension of time request, staff can support this application since records show the applicant has active and issued permits from various Clark County departments.

### **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**

- Until November 18, 2024 to complete.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:** Enterprise - approval (until November 18, 2025 to complete).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ROBINDALE & ASSOCIATES, LLC

**CONTACT:** JEFFREY ENGLEHART, 1700 HORIZON RIDGE PKWY #102, HENDERSON, NV 89012