

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0596-ROBINDALE & ASSOCIATES, LLC:

DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone.

Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise.
MN/bb/kh (For possible action)

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: 5210 Robindale Road
- Site Acreage: 3.14
- 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

History, Site Plan, & Request

The site was approved for a mini-warehouse facility with RV and boat storage via (NZC-0601-15) by the Board of County Commissioners in November 2015, and the facility has since been built. A condition of approval for NZC-0601-15 required a design review as a public hearing for the lighting plan, and this application is to address that condition. The approved plans depict an irregular shaped 3.14 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, with no uses proposed in this area. The approved storage facility is a 1 and 3 story high building that is 38,201 square feet and centrally located on the site. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property. Parking spaces are provided adjacent to the main office and manager's quarters and outside the site's security gates. The site will have 1 access point from Robindale Road, which is located towards the east side of the parcel.

Lighting

The plan depicts four, 18 foot high light poles along the east property line, each with shielded bulbs, and directed away from the residential use to the east. An additional 18 foot high light pole is in the parking lot on the southwest side of the entrance gate. The photometric plan shows less than 0.2 foot candles brightness for the lights along the east property line, immediately adjacent to the residential property. Seven wall mounted lights are located along the east side of the building, 16 feet above grade. Three wall mounted lights are located along the south side of the building, 20 feet above grade. All lighting meets Title 30 standards.

Applicant's Justification

The applicant states the lighting plan is thoughtfully and strategically designed to meet Title 30 standards and limit excess light from impacting surrounding areas, including the residential uses to the east. Full cut-off fixtures will minimize light trespass and spill onto neighboring properties. LED fixtures are utilized to enhance efficiency while minimizing energy consumption. The lighting fixtures are designed to blend in with the building and match the character of the surrounding area. The lighting design and locations will promote safety and security for this property and adjacent property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400047 (NZC-0601-15)	Third 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	June 2023
ET-21-400014 (NZC-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 (NZC-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
NZC-0601-15	Zone change 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	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential & Union Pacific Railroad
South	Open Lands	RS20	Drainage basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IL, RS20, & RS2	Manufacturing, single-family residential, & Union Pacific Railroad

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

Related Applications

Application Number	Request
SDR-25-0597	A sign design review to review signage 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.

The plan shows compliance with Title 30 standards and meets the residential adjacency requirements to prevent any possible spill over light. The photometric plan shows 0.1 or less foot candle brightness on the adjacent residential property, where a maximum of 0.2 foot candle brightness is allowed per Title 30 standards. Therefore, staff supports the design review for lighting.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- 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.

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 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- 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; that 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 separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEFF ENGLEHART

CONTACT: EVAN VAUSE, CYPRESS DESIGN, P.O. BOX 530543, HENDERSON, NV 89053