

## 10/08/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**

**SIGN DESIGN REVIEW** for signage 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)

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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: 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

##### Site Plan

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 for signage, 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.

### Sign Plans

The plans depict 2 wall signs on the east and south side of the mini-warehouse building, respectively. The east facing non-illuminated sign is 71 square feet in area. The south facing LED backlit sign is 71 square feet in area. Each sign is less than 20% of the area for each face of the building, as required by Code. The illuminated reverse lit wall sign faces south and is not visible from the residential property to the east.

### Applicant's Justification

The applicant states this request is for 1 reverse lit wall sign on the south facing wall of the existing mini-warehouse building and 1 non-illuminated wall sign on the east facing wall of the building. Each sign is 71 square feet and located between 20 feet and 30 feet high on the east and south sides of the building. The south facing reverse lit sign will not be visible from the adjacent residential property to the east.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-23-400047 (NZN-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 (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	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**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
DR-25-0596	A design review for lighting 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**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed wall signs are compatible with the surrounding area in terms of the size of signs and their design. The non-illuminated east facing wall sign will not impact the adjacent residential neighborhood. The only proposed illuminated sign is the south facing reverse lit sign, which will not be visible from the adjacent residential homes located east of this property. The signs comply with residential adjacency standards and will not impact the welfare of the surrounding area.

**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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JEFF ENGLEHART

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