

05/05/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0156-RUBY HOLDINGS, LLC:

USE PERMITS for the following: **1)** museum; and **2)** office as a primary use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed museum in conjunction with an existing office/warehouse and mini-warehouse complex on 5.16 acres in an IL (Industrial Light) Zone.

Generally located south of Hacienda Avenue and west of Cameron Street within Paradise. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-301-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 130 parking spaces where 147 parking spaces are required per Section 30.04.04 (a 12% reduction).

LAND USE PLAN:

ENTERPRISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5375 Cameron Street
- Site Acreage: 5.16
- Project Type: Museum and office as a principal use
- Number of Stories: 2 (Building 1)/2 (Building 2)/1 (Building 3)/1 (Building 4)
- Building Height (feet): 21 (Building 1)/26 (Building 2)/20 (Building 3)/20 (Building 4)
- Square Feet: 2,170 (Building 1)/10,589 (Building 2)/12,424 (Building 3)/48,732 (Building 4)/9,315 (Proposed outdoor museum display area)
- Parking Required/Provided: 130/147

History & Site Plan

The original office/warehouse buildings on the northeast corner of the site were constructed in 1973. DR-1055-04 approved 2 phases of improvements for the complex. Phase 1 (west half of the complex) included an office/warehouse building along the north property line, and mini-warehouse units along the west and south property lines. Future mini-warehouse units were proposed in the center portion of the parking lot but were not a part of this specific design review. Phase 2 included an office/warehouse building on the northeastern corner of the site

adjacent to Cameron Street. This building was never constructed and the mini-warehouse units in the center of the west half of the parcel were also not constructed.

Today access is still located along the east property line adjacent to Cameron Street. There are existing office/warehouse and mini-warehouse uses on this site, in addition to offices as a principal use which are designated within specific lease spaces; thus necessitating a use permit. The applicant is also proposing a museum within Building 2 (Suites J & K), and within Building 4 (Suites P & Q), and Title 30 requires a use permit for a museum in the IL zoning district. In addition, the applicant is proposing to utilize an existing parking area striped for 34 large vehicles as an extension of the proposed museum to display collectible vehicles. This is located along the south property line, north of the mini-warehouse units. The collectible vehicles will be displayed outdoors, and year-round. Due to the variety of uses existing on the site, and the proposed museum, the site plan shows that the required parking is 147 parking spaces where 130 parking spaces are required. Due to a parking deficiency, a waiver of development standards is required.

Landscaping

No changes are proposed for any landscaping on site.

Elevations

No changes are proposed for any of the existing buildings on site.

Floor Plans

The east half of the complex includes the following:

Building 1 –

- This is an existing office building with a total area of 2,170. The office space is located on the first floor and the warehouse space on the second floor.

Building 2 –

- Includes Suites J to N with a total area of 10,589 square feet.
- The proposed museum is located in Suites K and J.
- Offices are located within the remaining lease spaces.

Building 3 –

- Includes Suites A to H with a total area of 12,424 square feet. This building includes a mixture of office and office/warehouse lease spaces.

The west half of the complex includes the following:

Building 4 –

- This building is located along the north, west, and south property lines and is also oriented north to south in the center of the complex. The overall area of the building is 48,732 square feet, which includes Suites 5-23. The existing uses include vehicle maintenance, offices, and office/warehouse lease spaces.
- The proposed museum space is also located in Suites P & Q.

- 34 striped parking spaces to display collectible vehicles are within the 9,315 square foot proposed outdoor museum display area.
- Also, units 100-132 is currently utilized for mini-warehouse units.

Applicant’s Justification

The applicant is applying for special use permits, waiver of development standard, and design review for Nostalgia Street Rods. This company was founded by lifelong Las Vegas residents Art and Shirley Goldstrom, preserving their extensive collection of classic vehicles, demolition equipment from historic Las Vegas landmarks, and Americana memorabilia. The collection includes over 90 vehicles and an outdoor museum area to display additional collectibles, all within an industrial setting and not visible from public rights-of-way. The proposed museum provides educational opportunities for visitors and there are opportunities to have community engagement with non-profit organizations and other clubs. The museum should have minimal impact on the neighborhood since the existing complex has no reported disturbances or complaints.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver of development standards for an overhead communication line	Approved by PC	March 2012
ET-400124-09 (DR-0395-07)	First extension of time for a design review for an office building - expired	Approved by PC	May 2009
DR-0395-07	Design review for an office building - expired	Approved by PC	June 2007
DR-1055-04	Design review for office/warehouses and mini-warehouse units within an existing complex	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Vehicle rental & office/warehouse complexes
South	Business Employment	IL	Outdoor storage yard
East	Business Employment	IL	Office/warehouse & industrial complexes
West	Business Employment	IL	Vehicle maintenance & repair

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

The subject property currently includes tenants with a variety of uses, including office/warehouse lease spaces, offices as a principal use, vehicle maintenance, and mini-warehouse units. Staff can support the museum, if the museum were limited to an enclosed building only. Staff finds that the proposed outdoor museum area is adjacent to the mini-warehouse units along the south property line, and proper pedestrian circulation is not provided. The outdoor museum area also increases the required parking, which results in the aforementioned waiver to reduce parking. Since staff does not support the waiver of development standards and the design review, staff also cannot support this request.

Use Permit #2

Staff finds that office as a principal use within an existing industrial complex, can be a harmonious use as long as parking is not affected. Staff finds that due to the proposed parking reduction and the proposed museum, the site cannot adequately accommodate all the existing and proposed uses on the site without certain site upgrades. Since staff cannot support use permit #1 and the waiver of development standards, staff also cannot support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The purpose of establishing parking regulations is to ensure safe and efficient parking in amounts sufficient to meet the needs of the existing and/or proposed uses, while also protecting the public. The regulations are intended to provide safe and convenient interaction between vehicles and pedestrians and for safe interaction for vehicles within a parking lot. The applicant has the opportunity to add new parking spaces within the west half of the complex since there is ample room. Staff does not support this request.

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.

Based on staff's review of the proposed outdoor museum display, staff cannot support the design in its current arrangement. The layout does not provide adequate pedestrian safety measures, as there are no designated walkways, protective barriers, or site upgrades to manage circulation and reduce conflict points. Without these essential improvements, the outdoor museum display presents significant risks to visitors and does not meet acceptable standards for safe site design. Therefore, staff also does not support this request.

Staff Recommendation

Denial.

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

If approved:

- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval (additional stripping for parking spaces; additional safety markings for outside displays).

APPROVALS:

PROTESTS:

APPLICANT: NOSTALGIA STREET RODS, LLC

CONTACT: NOSTALGIA STREET RODS, LLC, 5375 CAMERON STREET, LAS VEGAS,
NV 89118