WAREHOUSE BUILDING CAMERON ST/HACIENDA AVE
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0704-BUSINESS INVESTMENT, LLC:

DESIGN REVIEW for a proposed warehouse building in conjunction with an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:
162-30-301-013; 162-30-301-019 through 162-30-301-020

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary
• Site Address: 5321 and 5365 Cameron Street
• Site Acreage: 1.2
• Project Type: Warehouse building
• Number of Stories: 1
• Building Height: 29 feet
• Square Feet: 1,800 (proposed warehouse); 41,252 (existing warehouse); 7,778 (banquet facility); 3,480 (existing offices)
• Parking Required/Provided: 112/113 for the complex

Site Plans
The plans show a proposed warehouse building located within the southeastern portion of an existing office/warehouse complex. There are 3 existing buildings (Building A, B & C). The proposed building (Building D) will be located on the east side of Building B and west side of Building C. Access to the complex is from both Cameron Street and Hacienda Avenue. The building will be used to store equipment, tools, building materials such as wood, drywall, metal, and fencing materials.

Landscaping
No changes are proposed or required to the existing landscaping.
**Elevations**
The plans show a 1 story warehouse building with a maximum height of approximately 25 feet. The building will be constructed of CMU and a stucco finish, aluminum coping, and will be painted in earth tone colors with a flat roof behind parapet walls to match the existing buildings within the complex. The building will have 2 roll-up doors located on the north side of the structure.

**Floor Plans**
The proposed 1,800 square foot warehouse will be used for storage.

**Applicant’s Justification**
The applicant states that the proposed warehouse building will be used to store project related merchandise for MGM properties to have them available during the time of construction. The construction of the facility will protect the equipment and materials from the sun, heat, rain, and wind.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-18-0151</td>
<td>Banquet facility; and live entertainment; and design review for exterior modifications to an existing office/warehouse building within an existing office/warehouse</td>
<td>Approved by PC</td>
<td>April 2018</td>
</tr>
<tr>
<td>UC-0785-17</td>
<td>A banquet facility with outside uses, supper club and live entertainment with a waiver to reduce parking – withdrawn without prejudice</td>
<td>Withdrawn by Applicant</td>
<td>January 2018</td>
</tr>
<tr>
<td>DR-1690-98</td>
<td>Building addition to the southeastern office building within the complex</td>
<td>Approved by PC</td>
<td>November 1998</td>
</tr>
<tr>
<td>DR-0867-97</td>
<td>Western and northeastern office/warehouse building within the complex</td>
<td>Approved by PC</td>
<td>June 1997</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
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<tbody>
<tr>
<td>North &amp; South</td>
<td>Industrial</td>
<td>M-1</td>
</tr>
<tr>
<td>East</td>
<td>Industrial</td>
<td>M-1</td>
</tr>
<tr>
<td>West</td>
<td>Industrial</td>
<td>M-1</td>
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**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.
Analysis

Current Planning
The proposed warehouse building will be constructed with similar materials and painted with similar colors to match existing buildings within the complex. The proposed roll-up doors will be buffered with existing landscaping and Buildings A and C; therefore, the doors will not be seen from any public right-of-way. The complex has adequate parking and staff finds that the building addition to the existing complex will not adversely impact the surrounding properties. Therefore, staff can support the design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review
- No comment.

Building Department - Fire Prevention
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic
- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.
TAB/CAC: Paradise - approval.
APPROVALS:
PROTESTS:

APPLICANT: CHRISTOPHER MADSEN
CONTACT: CHRISTOPHER MADSEN, ALL AMERICAN BUILDER, 5365 CAMERON STREET, LAS VEGAS, NV 89118