



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Christina Hill
Mammoth Underground, LLC
421 West Bonanza Road
Las Vegas, Nevada 89106

RE: 25-0049-EOT1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR AN APPROVED 6,580 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS, TO ALLOW NO ADDITIONAL PAVING MATERIALS WHERE SUCH IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW 28 PARKING SPACES WHERE 30 SPACES ARE REQUIRED on 2.61 acres at 421 and 507 West Bonanza Road (APNs 139-27-401-010 and 011), T5-M (T5 Maker) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on February 9, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (20-0352-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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This item will be considered by the City Council on May 21, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Melissa Eure
G.C. Garcia, Inc
1055 Whitney Ranch Drive, Suite 210
Henderson, Nevada 89104