



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

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cityoflasvegas
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May 21, 2025

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

RE: 25-0049-EOT1
CITY COUNCIL MEETING OF MAY 21, 2025

Dear Applicant:

The City Council at a regular meeting held on *May 21, 2025* voted to **APPROVE** 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). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

This approval is subject to the following Added conditions:

Planning

- A. Three additional 24" box trees shall be planted within the landscape area adjacent to Bonanza Road and the existing building. The plant material is to be reviewed and approved by the Department of Community Development's Planning Division prior to the installation of the landscaping.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Melissa Eure
G.C. Garcia, Inc
1055 Whitney Ranch Dr, Sute 210