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DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 10, 2021

Mr. Mike Gouker
Mammoth Underground LLC
421 W. Bonanza Road
Las Vegas, Nevada 89106

RE: 20-0352-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 9, 2021

Dear Applicant:

The Planning Commission at a regular meeting held on *February 9, 2021* voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 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 419, 421 and 507 West Bonanza Road (APNs 139-27-401-010 and 011), M (Industrial), Ward 5 (Crear).

This approval is subject to the following amended conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/17/20, except as amended by conditions herein.
3. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved:
 - a. To allow a zero-foot landscape buffer along a portion of the east and south property lines where eight feet is required.
 - b. To allow a zero-foot side yard setback where ten feet is required.
 - c. To allow 28 parking spaces where 30 spaces are required.
 - d. To allow no additional paving where paving is required.

4. An Exception from Title 19.08.040 is hereby approved, to allow zero 24-inch box perimeter landscape buffer trees where five are required within the perimeter landscape buffers.
5. Prior to the issuance of a building permit; the applicant must provide a letter from the Clark County Division of Air Quality that indicates the existing paving materials which are utilized on the subject site are acceptable for dust mitigation.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. The *driveways on Bonanza Road* adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
11. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Bonanza Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City Parkway Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. *Right-of-way dedication or easement granting is not required for compliance with this condition.*

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **February 9, 2021** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2021**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Doug Rankin
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014