



January 27, 2025

Seth Floyd, Director  
Planning and Development Department  
City of Las Vegas  
495 S. Main St  
Las Vegas, NV 89104

RE: Justification Letter for – N. City Pkwy and W. Bonanza Rd, NEC (507 & 421 W. Bonanza Rd)  
Request: 2<sup>nd</sup> EOT for SDR1-20-0352  
APN#: 139-27-401-010 &-011

Dear Mr. Floyd:

Please accept on behalf of our client, Mammoth Underground, LLC, this justification letter for a second Extension of Time for an approved Site Development Review with Waivers (SDR1-20-0352) for a 6,580 SF Accessory shop and storage building to an existing contractor's yard at the NEC of N. City Pkwy and W. Bonanza Rd at 507 & 421 W. Bonanza Rd.

This Site Development Review with Waivers (SDR1-20-0352) was approved by the Planning Commission on February 9, 2021.

The approved Site Development Review with Waivers (SDR1-20-0352) allows for a proposed 6,580 square-foot storage building with waivers of perimeter landscaping 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), zoned M (Industrial), in the Form Based Code and located in Transect Zone 3. This extension of time request acknowledges it will be subject to any applicable original conditions of approval.

This request is for another two-year Extension of Time to allow the owner(s) additional time to complete preparation of plans needed and to submit for building permits. The owner of the business has been battling health issues over the last two years, that unfortunately he lost recently. During this time, he chose not to move forward with the project due to financial concerns. Now that the family has taken over the running of the business, they plan to make sure that the building permit plans are completed and submitted, and that the project moves forward diligently.

#### **SITE DEVELOPMENT REVIEW**

The proposed design requires a Site Plan Review for new 35.6' building. The project effectively meets the Code design criteria for these types of uses. The design of the building fits with the design of commercial on the corridor.

***1. The proposed development is compatible with adjacent development and development in the area;***

The proposed development standard is compatible with adjacent land development and development in the area. The surrounding parcels are planned for a mix of uses including Commercial and Light Industrial.

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**2. The proposed development is consistent with the General Plan, this Title, the Commercial Design Standards for Parking, Landscape, Wall and Buffer Standards, Sign and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the General Plan and other adopted city plans, policies and standards. The Project meets the Goal of the Historic Westside District in that it will provide for augmented services and job opportunities to a thriving existing business.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.**

The location of the requested use has access to Bonanza Rd, a major collector street, which is designed and suitable for the use and is within a major industrial node. The use will be done in compliance with City requirements.

**4. Building and landscape materials are appropriate for the area and for the City and consistent and compatible with existing commercial;**

The building and landscape materials are appropriate for the area and for the city and are consistent and compatible with the other existing commercial and industrial uses in the area and meet or exceed the Development Code.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area consistent and compatible with existing commercial along the corridor;**

The building is harmonious and compatible with development in the area and is consistent and compatible with the existing commercial and industrial along the corridor.

**6. Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.**

Appropriate measures will be taken to secure and protect the public health, safety and general welfare through the design.

**WAIVERS**

Per title 19 Appendix F Interim Downtown Las Vegas Development Standards a waiver is needed for the following standards:

- To allow a side yard setback of zero feet where 10 feet is required on the east side
- To allow no additional landscaping along the east property line where 8 feet is required
- To allow no additional paving where paving is required
- To allow 28 parking spaces where 38 are required

**1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;**

The request does not exceed the limitations of Title 19 as describe in Appendix F Interim Downtown Las Vegas Development Standards.

**2. Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan;**

The waivers requested are consistent with the spirit and intent of the West Las Vegas Plan; specifically, the request furthers Policy 2.1.5 which encourages revitalization within the

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downtown area by providing for the relaxations of setback requirements. For the waiver of parking, this request meets the goals of the Form Based Code which allows up to a 70% reduction in parking this request is for a 26% reduction.

**3. That one or more of the following conditions exist:**

- a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;**

In regards for the waiver of paving, the existing business provides underground construction services, as part of their business, large, tracked vehicles are needed. Any paving in areas where these vehicles are stored would be destroyed in a matter of days. This site has operated for over 30 years and the ground has been compacted to a near concrete density. As such a special circumstance exist and the waiver is justified.

- b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Waiver is sought;**

In regard to the landscape waiver for the east side of this site, the waiver is justified as other sites in this area have been granted landscape waiver throughout time. This area is currently developed as industrial sites.

- c. The Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or**

Granting of this waiver for a reduction in setbacks will not be detrimental to the public health, safety or general welfare. Currently the existing building to the east sits on the property line which was permitted at the time it was constructed. The proposed building will be constructed per building code to meet a zero-setback standard.

- d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.**

Within the Downtown area of the City of Las Vegas these waivers have been granted many times and as such granting these waivers will not provide for a special privilege to this property.

**SUMMARY**

In summary, we respectfully request a two-year EOT for (SDR1-20-0352) until February 9, 2027. The project as approved still advances the overall objectives of the City's General Plan and Development Codes and will be an attractive and compatible addition to this neighborhood, as well provide for augmented services and job opportunities to further the continuity of an existing business.

Please contact me if you have any questions or need additional information.

Sincerely,



Melissa Eure  
President

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