



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: MAMMOTH UNDERGROUND, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0049-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

25-0049-EOT1 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the second request for an Extension of Time for an approved Site Development Plan Review (20-0352-SDR1) for a proposed 6,580 square-foot storage building at an existing Contractor's Plant, Shop & Storage Yard on 2.61 acres at 419, 421 and 507 West Bonanza Road.

ISSUES

- No permit for the proposed storage building has been issued, and no application has been submitted for review.
- The storage building addition was originally approved under an existing M (Industrial) zoning district with Waivers of Title 19 Appendix F Interim Downtown Las Vegas Development Standards (Area 2). In 2021, the site was rezoned T5-M (T5 Maker) as part of the Downtown Master Plan Historic Westside District and is now part of Area 3.
- There have been no Code Enforcement actions within the previous two-year approval period.

ANALYSIS

The site is now zoned T5-M (T5 Maker) to allow for development under Form-Based Code standards within the Historic Westside District. Adjacent parcels are also zoned T5-M, which allows for industrial-type uses. The subject storage building was approved while zoned M (Industrial) under Title 19 Appendix F Interim Downtown Las Vegas Area 2 Development Standards, which included Waivers of Title 19 parking, setback and perimeter landscape standards. The Planning Commission originally approved the Site Development Plan Review on February 9, 2021. Although the site was rezoned prior to the approval date of 20-0352-SDR1, the application for Site Development Plan Review was processed prior to Rezoning to T5-M.

No building permits have been issued for construction of this development, and no applications for permit have yet been submitted for review as of March 19, 2025. Operations of the existing contracting business on the subject site have changed hands during the last approval period, causing a delay in submitting plans for staff review. After a period of uncertainty, the new managers have stated their intent to continue with the proposed storage building as approved.

Staff Report Page Two
May 21, 2025 - City Council Meeting

During a recent field check, staff noted a well maintained office building and parking lot in front of a walled and gated storage area. Landscaping along Bonanza Road was well maintained. No landscaping is provided along City Parkway or Bonanza Road where there is no building frontage; this area contains small boulders (rip-rap) instead. No issues were noted.

FINDINGS (25-0049-EOT1)

The development as approved remains compatible with the existing contractor's yard, the adjacent zoning districts and land uses, which are commercial and industrial in nature. Staff therefore recommends approval of the requested second Extension of Time of the approved Site Development Plan Review (20-0352-SDR1) for another two-year period. If denied, these entitlements would be deemed expired as of February 9, 2025.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/13/08	The Planning Commission approved a request for a Variance (VAR-26606) to allow a 10-foot high perimeter fence where eight feet is the maximum height allowed at 419, 421 and 507 West Bonanza Road. Staff recommended approval.
01/20/21	The City Council approved a request for a General Plan Amendment (20-0166-GPA1) to amend a portion of the Southeast Sector Land Use Map of the General Plan from: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to FBC (Form-Based Code) on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.

Staff Report Page Three
May 21, 2025 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/20/21	The City Council approved a request for a Rezoning (20-0166-ZON1) from: R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic) And Undesignated (Formerly Right-Of-Way) to FBC (Form-Based Code: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood-Open), T4-N (T4 Neighborhood), T4-Ms (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) And T5-M (T5 Maker) on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.
02/09/21	The Planning Commission approved a request for a Site Development Plan Review (20-0352-SDR1) 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. Staff recommended approval.
03/14/23	The Planning Commission approved a request for the first Extension of Time (22-0735-EOT1) of an approved Site Development Plan Review (20-0352-SDR1) for a proposed 6,580 square-foot storage building with Waivers of Appendix F Area 2 Development Standards. Staff recommended approval.
04/08/25	The Planning Commission voted (7-0) to recommend APPROVAL for the second Extension of Time on a 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). Staff recommends APPROVAL.

<i>Most Recent Change of Ownership</i>	
12/19/19	A deed was recorded for a change in ownership.

Staff Report Page Four
May 21, 2025 - City Council Meeting

Related Building Permits/Business Licenses	
11/14/74	A building permit (#19117) was issued for a perimeter block wall at 421 West Bonanza Road.
02/27/79	A building permit (#1454) was issued for a 5640 square-foot office building at 421 West Bonanza Road. A final inspection was approved 03/17/80.
04/29/03	A business license (C25-01922) was issued for a Contractor (Mammoth Underground, LLC) at 421 West Bonanza Road. The license remains active.
10/27/18	A business license (G66-07270) was issued for a Contractor (Atwood Masonry, LLC) at 419 West Bonanza Road. The license remains active.
04/04/19	A business license (G67-02169) was issued for a Contractor (Ware Underground, LLC) at 421 West Bonanza Road. The license remains active.
10/05/22	A building permit (C22-03356) was issued for installation of a 750-gallon sand/oil interceptor at 421 West Bonanza Road. The permit was finalized 10/17/22.
03/21/23	A building permit (F23-00306) was issued for installation of a 10,000 gallon fuel system at 421 West Bonanza Road. A final inspection has not been completed.
03/26/23	Civil improvement plans (L23-00597) were submitted for review for commercial driveway replacement, streetlight relocation, installation of water main and backflow devices at 421 West Bonanza Road. The plans remain in review and no permit has been issued.
05/20/24	A building permit (C23-03732) was issued for relocation of the existing fuel system electrical to a new location within a storage yard at 421 West Bonanza Road. A final inspection has not been completed.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
02/25/25	Staff noted a well maintained office building and parking lot in front of a walled and gated storage area. Landscaping along Bonanza Road was well maintained. No landscaping is provided along City Parkway or Bonanza Road where there is no building frontage.

Staff Report Page Five
May 21, 2025 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	2.61

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Contractor's Plant, Shop & Storage Yard	FBC (Form-Based Code)	T5-M (T5 Maker)
North	Rescue Mission or Shelter for the Homeless	FBC (Form-Based Code)	T5-M (T5 Maker)
	Thrift Shop		
South	UP Railroad Spur	FBC (Form-Based Code)	T5-M (T5 Maker)
East	Auto Repair Garage, Major	FBC (Form-Based Code)	T5-M (T5 Maker)
West	Contractor's Plant, Shop & Storage Yard	FBC (Form-Based Code)	T5-M (T5 Maker)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Historic Westside District	Y
Downtown North Land Use Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A