



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 2, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: BUENOS AIRES AIR CONDITIONING & HEATING, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0033-EOT1	Staff recommends APPROVAL, subject to conditions:	
25-0033-EOT2	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

25-0033-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0581-VAR1) 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.

25-0033-EOT2 CONDITIONS

Planning

1. This approval shall expire on January 18, 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 (22-0581-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

The applicant is requesting Extensions of Time for entitlements related to an approved addition to an existing Building Maintenance Service and Sales (air conditioning contractor) development on 0.61 acres at 5200 Vegas Drive.

ISSUES

- These are the first Extension of Time requests for the approved entitlements.
- An application has been submitted for building permits to construct the proposed addition and is still under review; however, the applicant projects that permits could be issued as early as February 2025.
- Staff confirmed during a recent site visit that razor wire is still visible on perimeter walls and fences. Condition Number 1 of the parent Site Development Plan Review (22-0581-SDR1) states that the razor wire shall be removed within 120 days of final approval, which would have been late May 2023.

ANALYSIS

The site is zoned C-1 (Limited Commercial) with a SC (Service Commercial) General Plan designation. The adjacent properties are all developed with low density residential uses except for land to the south, which is undeveloped with no development entitlements.

The requested extensions are for the following approvals on January 18, 2023 by the City Council:

- 22-0581-VAR1 - Variance to allow existing 10-foot tall perimeter walls where eight feet is the maximum allowed on 0.61 acres at 5200 Vegas Drive. Staff recommended denial and the Planning Commission recommended approval.
- 22-0581-SDR1 - Site Development Plan Review for a proposed two-story, 3,073 square-foot addition to an existing single-story, 1,548 square-foot Building Maintenance Service and Sales development and for existing walls and fences to include razor wire. Staff recommended denial and the Planning Commission recommended approval.

Staff Report Page Two
April 2, 2025 - City Council Meeting

No building permits have been issued for construction of this development. An application for building permit review for the proposed addition was submitted in February 2023. According to the applicant, the owner has been working through the building permit process. The owner has learned that permits for other structures on the site will also need to be reviewed, adding time to the process. The owner expects issuance of a permit for the building addition by February 2025.

During a recent field check, staff noted that razor wire that was supposed to be removed as a condition of approval of the Site Development Plan Review (22-0581-SDR1) remains situated atop the perimeter walls and fences surrounding the property. Condition Number 1 required that the razor wire be removed within 120 days of final approval, which would have been late May 2023. Code Enforcement has been notified to monitor compliance with the condition.

FINDINGS (25-0033-EOT1 and EOT2)

These are the first extension requests of the Variance and Site Development Plan Review approvals, and conditions in the area have not significantly changed since the time of original approval. The applicant is also nearing issuance of a building permit for the addition. Staff therefore recommends approval of the requested Extensions of Time of the approved Variance (22-0581-VAR1) and Site Development Plan Review (22-0581-SDR1) for a two-year period. If denied, these entitlements will be deemed expired as of January 18, 2025.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/01/03	The City Council approved a Petition to Annex (A-0022-01) 0.68 acres into the city of Las Vegas generally located on the north side of Vegas Drive, approximately 735 feet east of Michael Way. The Planning Commission and staff recommended approval. The annexation became effective 10/10/03.
06/06/07	The City Council approved a request for a General Plan Amendment (GPA-18776) from R (Rural Density Residential) to SC (Service Commercial) on 0.61 acres at 5200 Vegas Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-18773) from O (Office) and R-D (Single Family Residential - Restricted) to C-1 (Limited Commercial) on 0.61 acres at 5200 Vegas Drive. The Planning Commission and staff recommended approval.

Staff Report Page Three
 April 2, 2025 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/06/07	The City Council approved a request for a Special Use Permit (SUP-18774) for an existing Building Maintenance Service and Sales Establishment at 5200 Vegas Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-19330) for an existing 1,548 square-foot office development with Waivers to allow no perimeter landscape buffers along north and east property lines and a portion of the west property line where eight feet is required, and a four-foot wide buffer along the south property line where 15 feet is required on 0.61 acres at 5200 Vegas Drive. The Planning Commission recommended approval; staff recommended denial.
01/18/23	The City Council approved a request for a Variance (22-0581-VAR1) to allow existing 10-foot tall perimeter walls where eight feet is the maximum allowed [including two feet of razor wire] on 0.61 acres at 5200 Vegas Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (22-0581-SDR1) for a proposed two-story, 3,073 square-foot addition to an existing single-story, 1,548 square-foot Building Maintenance Service and Sales development and for existing walls and fences to include razor wire on 0.61 acres at 5200 Vegas Drive. The Planning Commission recommended approval; staff recommended denial.
10/15/24	A Code Enforcement Case (CE24-08008) was processed for trash behind the rear wall at 5200 Vegas Drive. The case was resolved by Code Enforcement on 10/17/24.
02/11/24	A Code Enforcement Case (CE25-00752) was processed for razor wire on perimeter walls and fences where prior removal was required at 5200 Vegas Drive. The case has not been resolved.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/05/25	<p>The City Council (7-0 vote) to HOLD IN ABEYANCE For possible action on the following Land Use Entitlement project requests on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.</p> <p>25-0033-EOT1 - ABEYANCE ITEM - FIRST EXTENSION OF TIME - VARIANCE (22-0581-VAR1) - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED</p> <p>25-0033-EOT2 - ABEYANCE ITEM - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0581-SDR1) - FOR AN APPROVED TWO-STORY, 3,073 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-STORY, 1,548 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT AND FOR EXISTING WALLS AND FENCES TO INCLUDE RAZOR WIRE</p>

<i>Most Recent Change of Ownership</i>	
05/17/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1954	A building was constructed at 5200 Vegas Drive.
04/23/03	A business license (C25-01908) was issued for a contractor (Buenos Aires Air Conditioning) at 5200 Vegas Drive. The license is active.
10/09/06	A building permit (#06006358) was issued for a non-work certificate of occupancy for an office tenant (Nevada 1st DMV Services) at 5200 Vegas Drive. A final inspection was approved 12/28/06.
04/05/07	A business license (C25-01657) was issued for a contractor (Red Rock Plumbing) at 5200 Vegas Drive. The license was marked out of business on 02/11/13.
12/21/10	A business license (C25-01908) was issued for air duct repair and maintenance (Liberty Experts) at 5200 Vegas Drive. The license was marked out of business on 09/12/14.
07/31/12	A business license (C25-04269) was issued for a contractor (Forte Construction Group) at 5200 Vegas Drive. The license was marked out of business on 10/28/14.

Staff Report Page Five
April 2, 2025 - City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
10/13/14	A building permit (C-254275) was issued for a 1,328 square-foot detached storage structure at 5200 Vegas Drive. A final inspection was approved 03/02/16.
10/19/16	A business license (G64-07514) was issued for a lawn maintenance business (Paradise Lawn) at 5200 Vegas Drive. The license was marked out of business on 09/26/19 due to change of location.
02/18/20	A building permit (C20-00611) was issued for multiple wall signs at 5200 Vegas Drive. A final inspection was approved 08/19/20.
02/02/23	Application for building permit review (C23-00361) was accepted for a 3,073 square-foot addition and tenant improvement remodel of a 1,548 square-foot office building at 5200 Vegas Drive. A permit has not been issued.

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

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
01/30/25	The site contains an existing single-story building and parking at the front and a gated storage yard in the rear with two open-sided canopies. Razor wire was observed along the north and east perimeter walls and on top of the fences near the south vehicle access gate.

Staff Report Page Six
 April 2, 2025 - City Council Meeting

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Building Maintenance Service and Sales	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential, Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
South	Residential Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Residential, Single Family, Detached	Ranch Estate Neighborhood - Clark County	R-E (Rural Estates Residential) - Clark County
West	Convalescent Care Facility	R (Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A