



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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January 18, 2023

Carlos Avemaria  
Buenos Aires Air Conditioning and Heating Inc  
5200 Vegas Drive  
Las Vegas, Nevada 89108

**RE: 22-0581-VAR1 AND 22-0581-SDR1  
CITY COUNCIL MEETING OF JANUARY 18, 2023**

Dear Applicant:

The City Council at a regular meeting held on *January 18, 2023* voted to **APPROVE** 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 (Crear).

**22-0581-VAR1** - VARIANCE - TO ALLOW EXISTING 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED

**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

This approval is subject to the following conditions:

**22-0581-VAR1 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0581-SDR1) shall be required, if approved.
2. 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.
3. 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.

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0581-SDR1 CONDITIONS**

Planning

1. The razor wire shall be removed within 120 days of final approval.
2. The security access gate shall remain open during business hours.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/19/22, except as amended by conditions herein.
5. 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 Community Development.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. The sidewalk 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.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL:nl



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cc:

Rene Rolin  
MIXT Consulting  
8465 West Sahara Avenue Suite 111-147  
Las Vegas, Nevada 89117

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