



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance / SDR

Project Address (Location) 5200 Vegas Drive

Project Name Buenos Aires Office Remodel and Addition

Proposed Use _____

Assessor's Parcel #(s) 13824801027

Ward # 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner Buenos Aires Air Conditioning and Heating Inc.

Contact Carlos Avemaria

Address 5200 Vegas Drive

City Las Vegas **State** NV **Zip** 89108

E-mail carlosavemaria@gmail.com

Phone 702.985.7193

Applicant Rene Rolin

Contact same

Address 8465 W. Sahara Avenue, Suite 111-147

City Las Vegas **State** NV **Zip** 89117

E-mail renehass007@gmail.com

Phone 702.499.4555

Representative Rene Rolin

Contact same

Address 8465 W. Sahara Avenue, Suite 111-147

City Las Vegas **State** NV **Zip** 89117

E-mail renehass007@gmail.com

Phone 702.499.4555

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

* I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
* Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

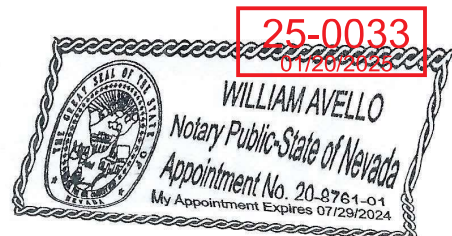
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name CARLOS AVE MARIA

Subscribed and sworn before me

This October day of 18th, 20 22

Notary Public in and for said County and State Clark Nevada



EXISTING LAND USE:		C-1
ASSESSORS PARCEL NUMBER:	138-24-601-027	
SITE AREA:	.61 ACRES	
<u>SETBACKS:</u>		
FONT:	REQUIRED: 25'-0"	40'
EAST SIDE:	10'-0"	35'
REAR:	10'-0"	62'
WEST SIDE:	10'-0"	10'-0"
BUILDING AREA:		
	1,548 (E) OFFICE + 1,400 (C)-TRAN STORAGE = 2,948 S.F. OFFICE ADDITION (1,568 1ST FLR + 1,505 2ND FLR) = 3,073 S.F. EXISTING + ADDITION = 6,021 S.F. TOTAL	
LOT COVERAGE:	23%	
BUILDING HEIGHT:	27'-0"	
PARKING REQUIRED:		
OFFICE		
	6,021 S.F. @ 1/300 =	21 SPACES
PARKING PROVIDED:		21 SPACES PARKING PROVIDED FOR EXISTING HANDBOOK 1 (STALLS)



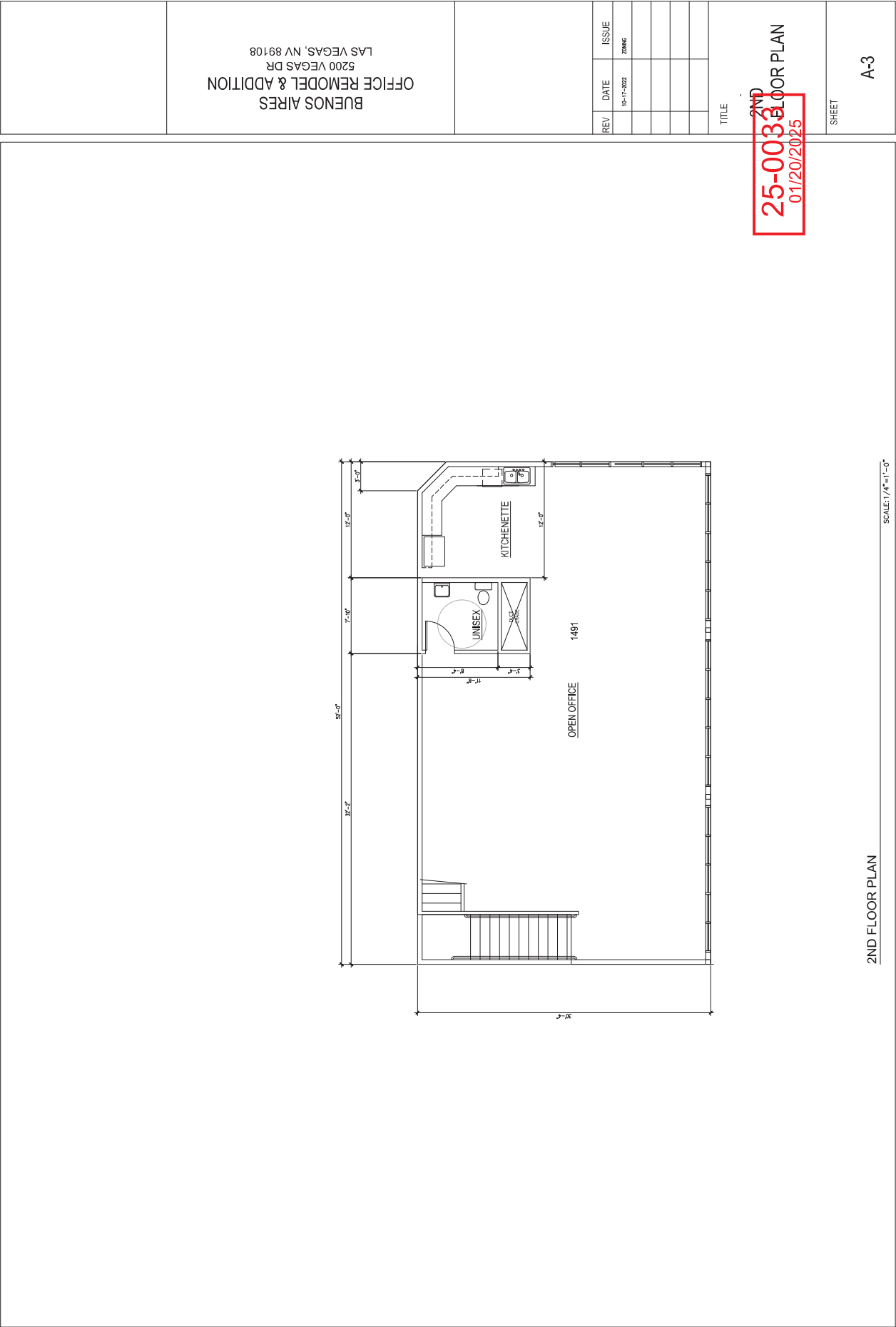
SCALE: 1"=20.00'

SCALE: 1" = 20.00'

25-0033
01/20/2025

REV	DATE	ISSUE

A-1



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUENOS AIRES
OFFICE REMODEL & ADDITION
5200 VEGAS DR
LAS VEGAS, NV 89108

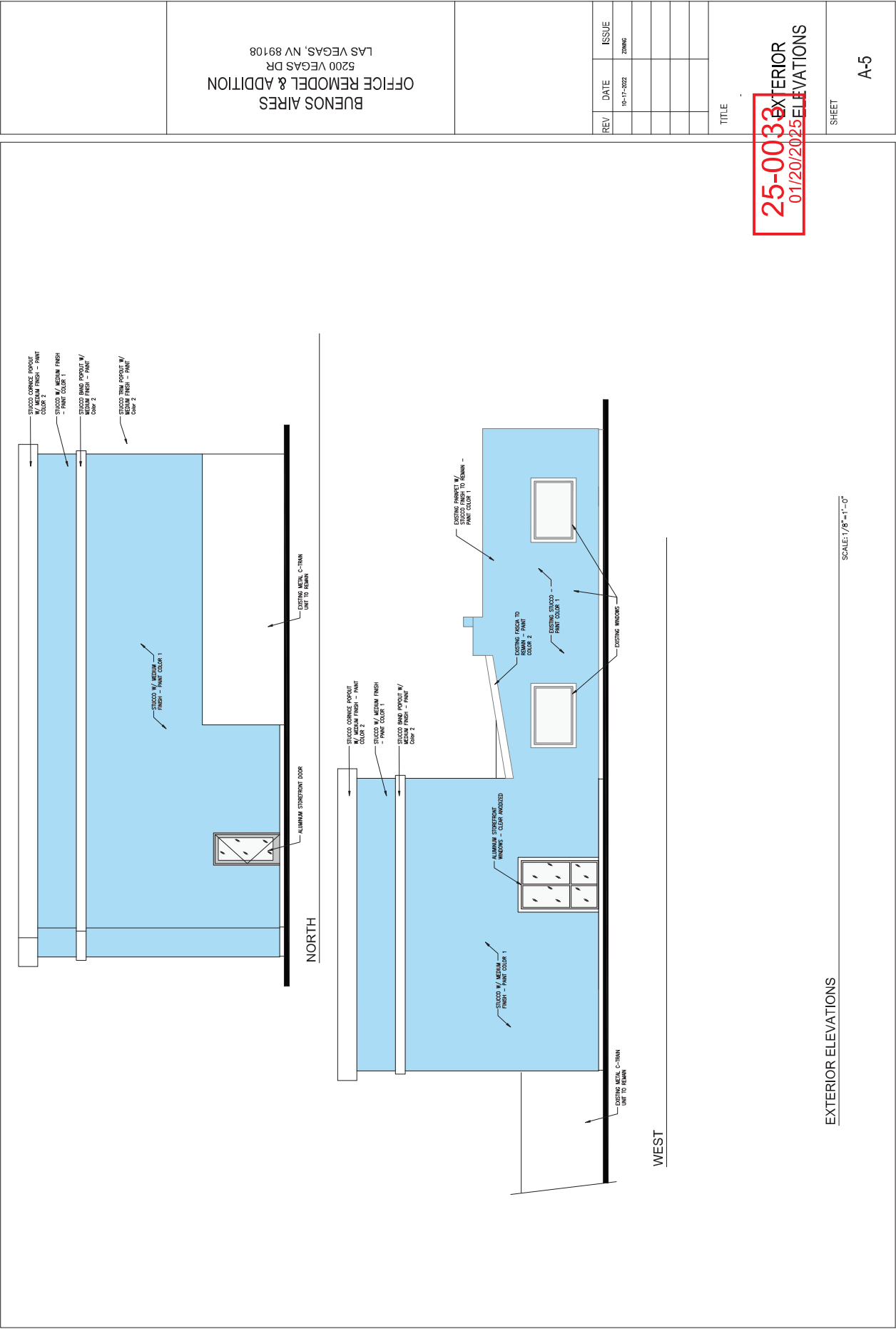
REV	DATE	ISSUE
	10-17-2022	ZONING

TITLE

25-0036
2ND FLOOR PLAN
01/20/2025

SHEET

A-3



25-0033 EXTERIOR
01/20/2025 ELEVATIONS

PROJECT DATA:

EXISTING LAND USE: C-1

ASSESSOR'S PARCEL NUMBER: 138-24-801-027

SITE AREA: .61 ACRES
+/- 26,672 SQ FT

SETBACKS:

FRONT: PROVIDED: 40'
REQUIRED: 10'-0"

EAST SIDE: 35'

REAR: 40'

WEST SIDE: 10'-0"

BUILDING AREA:

(E) OFFICE: 1,548 S.F.
PROPOSED OFFICE ADDITION: 3,023 S.F.
TOTAL OFFICE: 4,621 S.F.

(E) C-TRAIN STORAGE: 1,400 S.F.
(2) SHADE STRUCTURES @ 750 S.F. EA = 1,500 S.F.

OUTDOOR STORAGE (10% MAX): 2,250 S.F. (8.4%)

LOT COVERAGE: 28%

BUILDING HEIGHT: 27'-0"

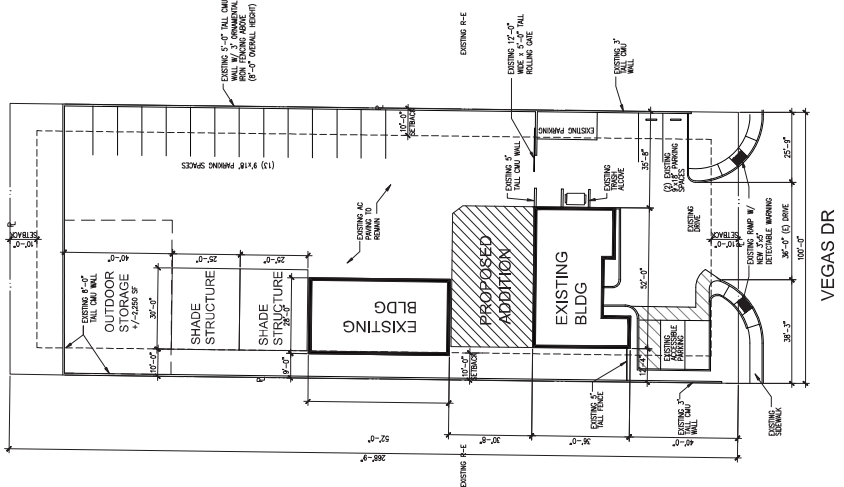
PARKING REQUIRED: 18 SPACES

OFFICE: 18 SPACES (INCLUDING 1 HANDICAP STALLS)

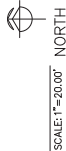
4,621 S.F. @ 1/300 =

PARKING PROVIDED:

EXISTING R-E



VEGAS DR



SITE PLAN

BUENOS AIRES
OFFICE REMODEL & ADDITION
5200 VEGAS DR
LAS VEGAS, NV 89108

REV	DATE	ISSUE
	10-17-2022	ZONING

TITLE

25-0033 SITE PLAN
01/20/2025

SHEET

A-1