



## JUSTIFICATION LETTER

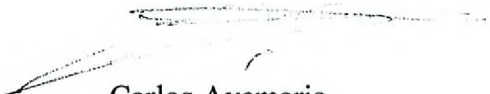
March 27, 2007

Planning & Development  
731 South Forth Street  
Las Vegas, NV 89101  
Tel: (702) 229-4714  
Fax: (702) 385-7268

Att: Steve Swanton  
Re: Property at 5200 Vegas Drive  
Parcel # 138-24-801-027  
To: whom it may concern

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108. This letter is to identify the changes proposed in respects of the site development plan review done by the planning and Development Department. In accordance with the requirements for this property to become C-1 we are doing the following changes. We are blocking an existing gate that is in the back wall of the property to not have access from the back of the property (Marietta Street) to the inside of the property. We are planting 5 trees 8' from the back wall to satisfy the 8' buffer in the back of the property to meet the requirements from the site plan review. We also have two accessories structures that we use to stock all of our parts that we need to be able to operate our business properly. If there is any questions or concerns please do not hesitate to call me at the following number (702) 491-7076.

Sincerely yours,

  
Carlos Avemaria  
President  
Buenos Aires A/C & Heating, Inc.

GPA-18776 ZON-18773  
SUP-18774 SDR-19330  
REVISED 04/12/07 PC

RECEIVED  
MAR 28 2007



## JUSTIFICATION LETTER

December 12, 2006

Planning & Development  
731 South Forth Street  
Las Vegas, NV 89101  
Tel: (702) 229-4714  
Fax: (702) 385-7268

Att: Steve Swanton  
Re: Property at 5200 Vegas Drive  
Parcel # 138-24-801-027  
To: whom it may concern


My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention that zone changes will need to be made. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office (“O”) and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of my property (5200 Vegas Drive Las Vegas , NV 89108) , also that after 9 p.m. there couldn’t be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or city of Las Vegas, when he had his Air Conditioning Company working out of this property.

I need to have the existing zones changed (“R-D” and “o” to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch, also park the company vehicles after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from “Rural” to “Service commercial”, applying

**ZON-18773**  
**04/12/07 PC**

for a Special use permit for building maintenance , service and sales will also be required, to operate my HVAC business to its full capacity. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties). There will be no changes made to this site as part of this application, any future changes will be done through a site development plan review. If there is any questions or concerns please do not hesitate to get a hold of me at either my e-mail address [buenosairesacand01@sprintpcs.com](mailto:buenosairesacand01@sprintpcs.com) or directly to my cellular number (702) 491-7076 or via mail at 5200 Vegas Drive, Las Vegas, Nevada 89108 and thank you for taking this justification letter in consideration.

Sincerely yours ,



Carlos Avemaria  
President  
Buenos Aires A/C & Heating, Inc.

**ZON-18773**  
**04/12/07 PC**