

JUSTIFICATION LETTER

April 15, 2014
City Of Las Vegas
Department of Planning
333. North Rancho
Las Vegas NV, 89-106

To: Whom It May Concern

Re: 5200 Vegas Drive
Las Vegas, NV 89108

Based on recent discussions with the Planning Department, Buenos Aires Air Conditioning & Heating, Inc. and Carlos Avemaria are proposing to amend existing site Plan as follows:

1) Add a permanent shade structure between existing accessory structures to create an area of +/- six hundred forty (640) sq ft that is protected from the elements. Additional storage of weather sensitive items will take place here. This roof was already installed, prior to applying for the appropriate building permits. This area was previously covered with temporary roofing such as tarps, which were easily damaged and often in need of replacement. Existing metal accessory structures remain in place, including a nine (9) foot setback from the commercial property to the west. As this shade structure, I believe the previous required parking will remain in force, to whit nine (9) standard and one (1) handicapped accessible space.

2) Pursuant to the advice of Mr. Rex, the trash enclosure is to be relocated to the eastern edge of the property, adjacent to the existing block wall separating the back yard from the front/side. To be able to relocate the trash enclosure to this location, I am requesting a variance of 19.08.040H to allow a zero clearance to protected property. In an attempt to comply with 19.08.040H, I requested a site visit from Republic Services. Their Supervisor David Lucas was able to visit the site on Thursday, April 10, 2014. According to his assessment, Republic Services will not pick up from a 2yard container were it to be located toward the back of the property, eliminating this possibility.

I appreciate your assistance and consideration in these matters and look forward to being in compliance.

Carlos Avemaria
President. Buenos Aires Air Conditioning & Heating, Inc.

VAR-53490 & SDR-53491

PRJ-53301
04/15/14