



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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April 2, 2025

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

**RE: 25-0033 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF APRIL 2, 2025**

Dear Applicant:

The City Council at a regular meeting held on *April 2, 2025* 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 (Summers-Armstrong). Staff recommends APPROVAL on the entire Land Use Entitlement project.

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

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

This approval is subject to the following Added and Amended conditions:

25-0033-EOT1 AMENDED CONDITIONS

Planning

1. This approval shall expire on January 18, 2026 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 ADDED CONDITIONS

Planning

1. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas, including but not limited to perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and is to provide a brief description of the required level of maintenance for privately maintained components, including but not limited to building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR must be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer is to submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
2. This approval shall expire on January 18, 2026 unless another Extension of Time is approved by the City of Las Vegas.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Rene Rolin

8465 West Sahara Avenue, Suite 111-147
Las Vegas, Nevada 89117