



March 12, 2007

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101
702-229-6301

RE: Bell Transportation Parking Structure – Site Development Plan Review & Variance

To Whom It May Concern:

On behalf of our client, Bell Transportation, HC Consulting respectfully request consideration of the enclosed site development plan review and variance for the propose parking structure and auto repair garage. The site is currently zone Industrial District (M).

This is a major amendment to SDR-11676, due to Bell transportation requirements for the structure that increased by the following: The approved parking structure plan was for 5 tiers and six (6) levels of parking this will remain the same. Total estimated parking count for the parking structure is 1208 spaces. Height of the parking garage is 69' 1". The structure will connect to the existing parking structure to the north on the 2nd and 3rd levels. The auto garage is located on the ground level with offices located on the second level of the structure. The commercial entrance does not meet the throat depth requirements with only 60 feet being provided.

The proposed parking structures set back are as follows:

Rear – 0' where 0' is permitted
Side – 0' where 10' is required
Front – 20' where 10' is required

The required parking for the proposed auto garage is 320 spaces. We have provided the required spaced along with the 5 Handicap Parking stalls requires per Title 19.10. All additional spaces within the structure are intended for fleet vehicle and employee parking. This structure will not be open for public use.

The total square footage of the proposed auto maintenance garage and office is 80,000 sf. The total square footage of the proposed parking structure is 228,340 sf.

Should you have any questions or need additional information please contact our office at (702) 451-5700.

Sincerely,



Landon Christopherson