

PROJECT DATA

PARCEL 1: 92-04-102-005, 92-04-102-006, 92-04-102-004
 PARCEL 2: 92-04-102-005, 92-04-102-006, 92-04-102-004
 PARCEL 3: 92-04-102-005, 92-04-102-006, 92-04-102-004
 CURRENT ZONING: M (MEDIUM REDEVELOPMENT AREA)
 SITE: NET: 87,002 SF (2.07 ACRES)
 SETBACKS: 27.43 %
 FRONT (WESTERN AVE): 10' MIN.
 REAR (HIGHLAND AVE): 10' MIN.
 SIDE (NORTH/SOUTH): 10' MIN.
 REQUIRED SETBACKS: SEE YARD SETBACK REDUCTION TO 0' WHERE 10' IS REQUIRED
 VARIANCE: 19,338 SF OFFICE (GROSS FLOOR AREA) LIGHT MANUFACTURING (GROSS FLOOR AREA) TOTAL: 28,494 SF
 66 SPACES 31 SPACES 10 SPACES
 PARKING ANALYSIS: OFFICE 19,338 SF (GROSS) & 1,200 SF LIGHT MANUFACTURING 20,256 SF (GROSS) @ 1,000 SF EXISTING BUILDING: 8,118 SF (GROSS) - 1,000 SF TO BE REMOVED FROM TOTAL FLOOR AREA
 TOTAL PARKING REQUIRED: 72 BTD, 2 ACC. TOTAL PARKING PROVIDED: 50 STANDARD PARKING SPACES
 VARIANCE: 20 STANDARD PARKING SPACES

LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QUANTITY
○	ACACIA STROBOPHYLLA	SHOESTRING ACACIA	5/4" BOX	MEDIUM	10
○	PHOENIX CHAMBERLAIN	CANARY DATE PALM	STANDARD	STANDARD	10
○	PAUS BLOEMICA	ANGELITA DAIRY	1 GALLON	STANDARD	270
○	HYMENOCYTA ACUMINATA	DEER GRASS	5 GALLON	STANDARD	50
○	MULBERRICOLA CAPELLANUS	DEER GRASS	5 GALLON	STANDARD	50
○	ROCK MALLOW	MOHAVE GOLD	3/4" SCREENED @ 3" DEPTH IN ALL PLANTING AREAS	STANDARD	50

NOTE: ALL TREES/PLANTS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS ZONING CODE TITLE 91, CHAPTER 16.12 LANDSCAPE, WALL AND BUFFER REQUIREMENTS

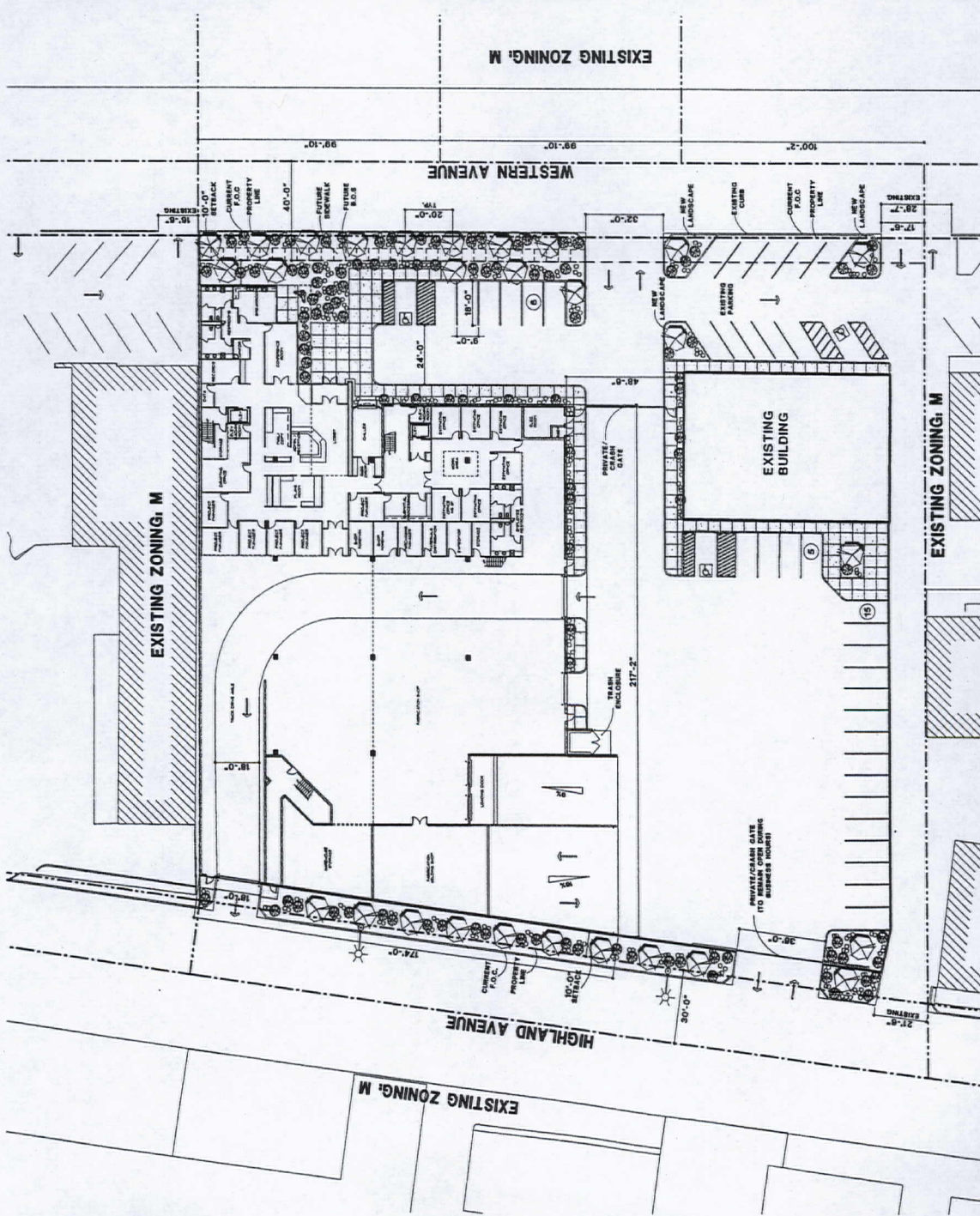
LEGAL DESCRIPTION

PARCEL 1: PARCEL 2: SEE ATTACHED
 PARCEL 3: SEE ATTACHED

VICINITY MAP

OWNER/DEVELOPER

BIG TOWN MECHANICAL
 2000 WESTERN AVE.
 LAS VEGAS, NV, 89102



SCALE: 1" = 20'-0"
 0 5 10 15 20
 SITE PLAN & LANDSCAPE PLAN (W/ FIRST FLOOR PLAN)
 DECEMBER 2007
 LAS VEGAS - NEVADA
BIG TOWN MECHANICAL HEADQUARTERS
 VAR-25481 SDR-25482
 REVISED 02/14/08 PC
 JAN 14 2008
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