

06 November 2007

City of Las Vegas  
Development Services Center  
731 South Fourth Street  
Las Vegas, NV 89101

**RE: Big Town Mechanical Headquarters  
Site Development Plan Review  
TRP Job No.: 20715**

To Whom It May Concern:

On behalf of our client, BBH, LLC, an application for a Variance is submitted for review of a new facility for Big Town Mechanical. The property, located within the City's designated Re-development Area, at 1924 and 1930 Western Ave., designed as a three-story building will accommodate projected company growth, join several functions in one building and provide roof-top parking.

The purpose of the variance is reduce the side yard setback from 10' to 0', abandoning a Nevada Power easement and relocating the power line to accommodate the building's proposed zero setback on the northern property line. The current condition, as shown in the photograph included with this submittal, leaves a 5' separation between existing buildings that is fenced off in an attempt to keep the area secure.

Approving the variance ensures that the vacant area between the two buildings will no longer be the subject of a public safety and health issue in the neighborhood. Additionally, burying the above ground power line, should it prove feasible, in another easement on the site will reduce visual pollution and provide an aesthetically pleasing view at the street.

If additional information is required to prepare this application for public hearing, please contact me at your earliest convenience.

Sincerely,



Caron L. Richardson  
Principal Planner

cc: Big Town Mechanical

**VAR-25481** RECEIVED  
**12/20/07 PC** NOV 06 2007