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THE RICHARDSON PARTNERSHIP, INC.

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 Site Development Plan Review and Waiver is submitted for review of a new facility for Big Town Mechanical. The property, located within the City's designated Redevelopment 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 existing company office at 2000 Western Ave. is also included in this application for the purpose of adding parking at the rear of the building. The Waiver is a request to eliminate required landscaping at the side-yard (on the northern property line) to allow a zero setback. A justification letter for the variance request, associated with the waiver, is submitted under a separate application. Additional landscaping at the rear of the property along Highland Ave., a 10' wide area where landscaping is not required, provides for the side-yard reduction adding aesthetics to the street view.

A significant building goal is to approach the design under the USGBC's LEED criteria for a potential gold rating. Preliminary analysis indicates a silver rating is realistic for this project. One of the design elements under consideration is photovoltaic panels, capturing the sun's energy for heating the building, and projected to be installed on the roof-top car covers.

The site is bounded on the east by Western Ave. and on the west by Highland Ave. well within established Industrial uses. The new office building will have access on both streets controlled by gates to provide security for employees and to ensure the parking area on the roof-top is controlled after business hours. The 48,188 square foot building includes offices, warehouse and fabrication space with a truck drive aisle through the warehouse leading to a third access point at the northwest corner of the site. The site plan indicates the existing right-of-way width of 30', labeled as "Current B.O.C." It is understood that Western Ave. may be widened at a future date to 40'. The future width is labeled at the back of the sidewalk that will be constructed with this project.

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

Sincerely,

Caron L. Richardson

Caron L. Richardson
Principal Planner

cc: Big Town Mechanical

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