



Case Number: **VAR-26127** APN: 162-04-302-002, 003, 004
Name of Property Owner: BBH, LLC
Name of Applicant: BBH, LLC

Yes X No

City Official: _____

Partner(s): _____

APN: _____

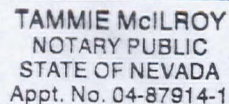
Signature of Property Owner/Authorized Agent:

Print Name: James A. Barton

Subscribed and sworn before me

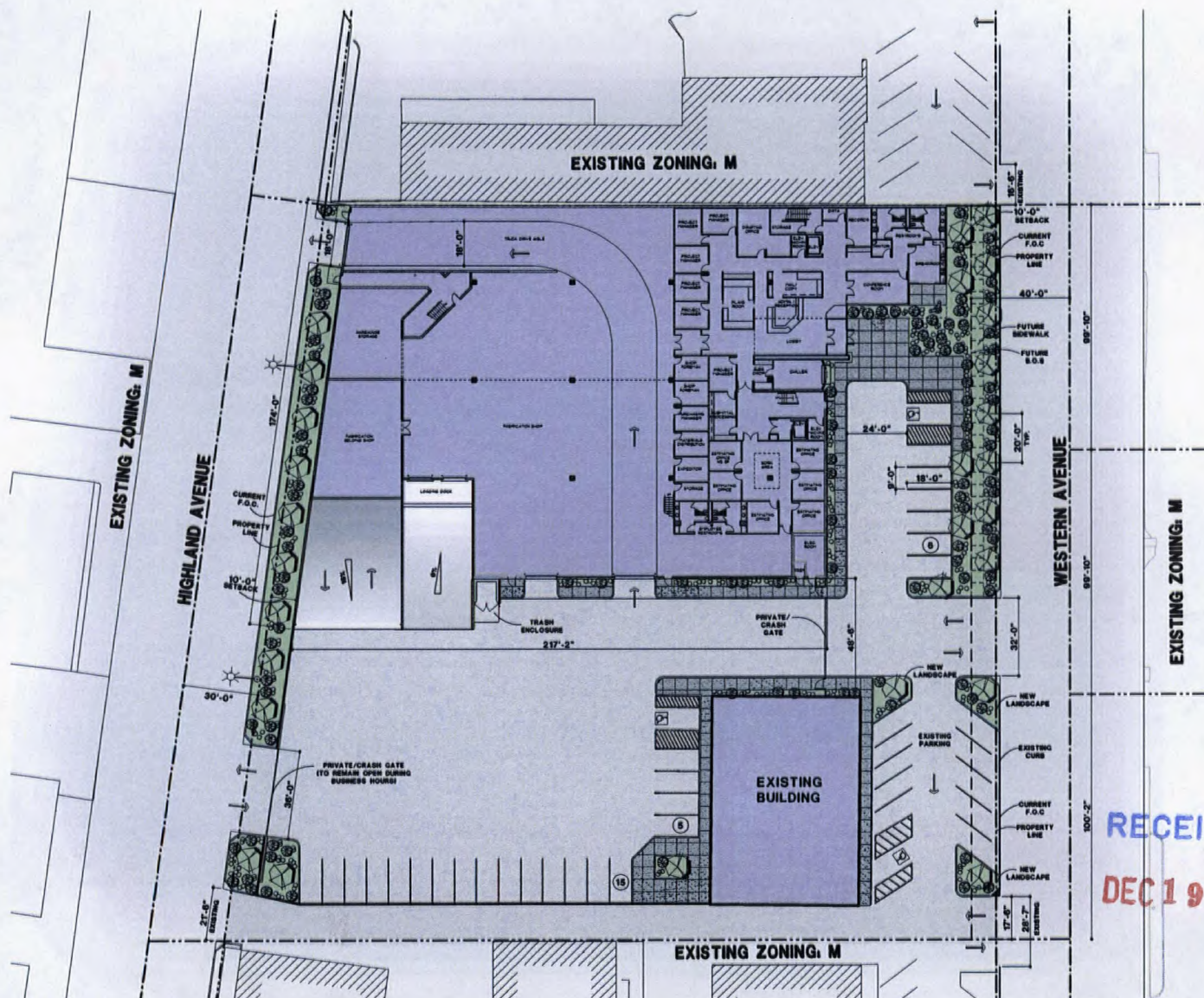
This 19 day of Dec, 2007

Notary Public in and for said County and State



Revised 2/12/02

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PROJECT DATA

ASSESSOR'S PARCEL NUMBER (APN):	PARCEL 1: 163-04-302-002; 163-04-302-003; 163-04-302-004
CURRENT ZONING:	M (WITHIN REDEVELOPMENT AREA)
SITE:	NET: 67,802 SF (2.51 ACRES)
SITE COVERAGE:	37.43 %
REQUIRED SETBACKS:	FRONT (WESTERN AVE.): 10' MIN. INTERIOR SIDE: 10' MIN. CORNER: 10' MIN. REAR: 10' (PROVIDED)
VARIANCE:	SIDE YARD SETBACK REDUCTION TO 0' WHERE 10' IS REQUIRED
BUILDING ANALYSIS:	
OFFICE (GROSS FLOOR AREA):	10,235 SF
LIGHT MANUFACTURING (GROSS FLOOR AREA):	50,259 SF
TOTAL:	60,494 SF
PARKING ANALYSIS:	
OFFICE: 19,235 SF (GROSS) @ 1,200 SF	16 SPACES
LIGHT MANUFACTURING: 30,259 SF (GROSS) @ 1,100 SF	31 SPACES
EXISTING BUILDING: 5,118 SF (GROSS)	10 SPACES
* 1/4 PARKING AREA DEDICATED TO 10' MIN. SIDE SETBACK OF THE EXISTING PLANTING AREA	
TOTAL PARKING REQUIRED:	102 STD. & 4 ACC.
TOTAL PARKING PROVIDED:	73 STD. & 4 ACC.
VARIANCE:	30 STANDARD PARKING STALLS

LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QUANTITY
ACACIA	ACACIA	24" BOX	MEDIUM	10	
PHOENIX	PHOENIX	CANARY DATE PALM	STANDARD	10	
MONDELL	MONDELL	MONDELL PINE		5	
HYMENOXIS	HYMENOXIS	ANGELITA DAISY		1 GALLON	270
IMPERATA	IMPERATA	DEER GRASS		5 GALLON	120

ROCK MULCH, MOJAVE GOLD, 3/8" SCREENED @ 2" DEPTH IN ALL PLANTING AREAS

NOTE: ALL TREES/SHRUBS TO BE PLANTED IN ACCORDANCE WITH THE CITY OF LAS VEGAS ZONING CODE TITLE 16, CHAPTER 16.12-LANDSCAPE, WALL AND BUFFER REQUIREMENTS

LEGAL DESCRIPTION

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

VICINITY MAP

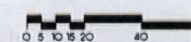


OWNER/DEVELOPER

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

SITE PLAN & LANDSCAPE PLAN (W/ FIRST FLOOR PLAN)

SCALE: 1" = 20'-0"



LTP Inc. architecture planning interiors

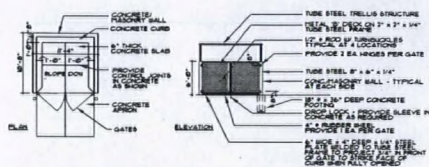
THE RICHARDSON PARTNERSHIP, INC.
215 MAIN STREET, SUITE 200, LAS VEGAS, NV 89101
PHONE: 702.734.1822 FAX: 702.734.1825
E-MAIL: RHP@LTP-OUTLET.COM

DECEMBER 2007

BIG TOWN MECHANICAL HEADQUARTERS

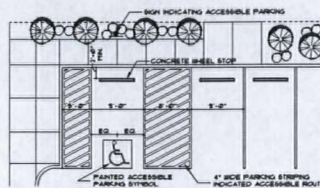
VAR-26127

02/14/08 PC



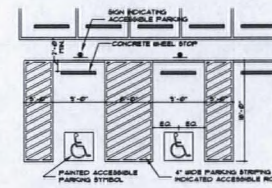
TRASH ENCLOSURE

SCALE: 1" = 10'-0"



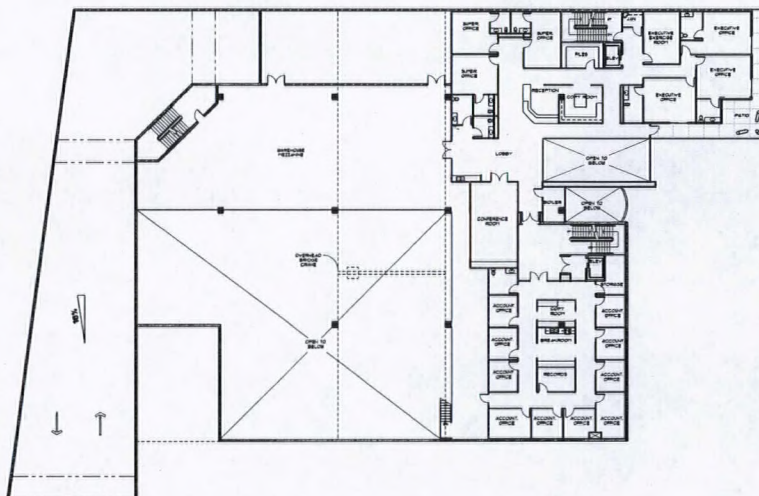
ACCESSIBLE PARKING - GROUND FL

SCALE: 1" = 10'-0"



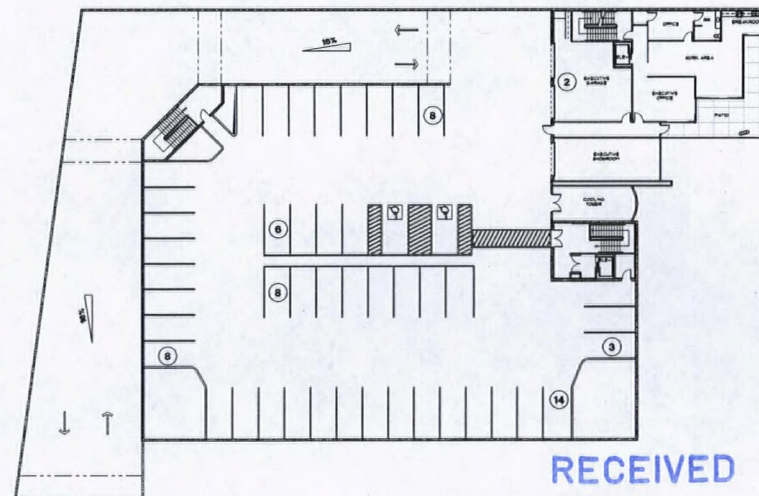
ACCESSIBLE PARKING - ROOF

SCALE: 1" = 10'-0"



SECOND FLOOR PLAN

SCALE: 1" = 20'-0"



THIRD FLOOR PLAN

SCALE: 1" = 20'-0"

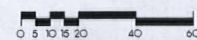
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BIG TOWN MECHANICAL HEADQUARTERS

LAS VEGAS - NEVADA



TRP inc. architecture
planning
interiors
THE RICHARDSON PARTNERSHIP, INC.
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PHONE 702.736.8152 FAX 702.736.8155
E-MAIL: MOTT@TRP-ARCHITECT.COM

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