



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25482** APN: 162-04-302-002,003,004
Name of Property Owner: BBH, L.L.C.
Name of Applicant: Big Town Mechanical

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

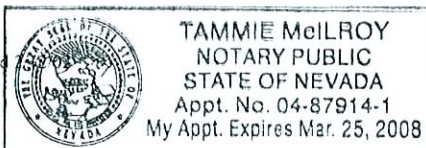
Print Name: James A Barton

Subscribed and sworn before me

This 31 day of October, 2007

Tammie McIlroy
Notary Public in and for said County and State

Revised



F:\depot\Application Packet\Statement of Financial Interest.doc

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PROJECT DATA

ASSESSOR'S PARCEL NUMBER (APN): PARCEL 1: 82.04-302-002, PARCEL 2: 82.04-302-003, PARCEL 3: 82.04-302-004
CURRENT ZONING: M (WITHIN REDEVELOPMENT AREA)
SITE: NET: 87,602 SF (2.01 ACRES)
SITE COVERAGE: 38.63 %
REQUIRED SETBACKS: FRONT (WESTERN AVE): 10' MIN.
 SIDE (HIGHLAND AVE): 10' MIN.
 REAR (TO PROVIDE)

LANDSCAPE PLAN

BUILDING ANALYSIS: 10,235 SF
LANDSCAPE ANALYSIS: 10,235 SF
LIGHT MANUFACTURING GROSS FLOOR AREA: 10,235 SF
PARKING ANALYSIS: OFFICE: 10,235 SF @ 800 SF PER SPACE = 12.79 SPACES
 LIGHT MANUFACTURING: 10,235 SF @ 1,000 SF PER SPACE = 10.24 SPACES
EXISTING BUILDING: 10,235 SF @ 800 SF PER SPACE = 12.79 SPACES
TOTAL PARKING REQUIRED: 23 SPACES
TOTAL PARKING PROVIDED: 72 STD. & 4 ACC.
VARIANCE: 30 STANDARD PARKING SPACES

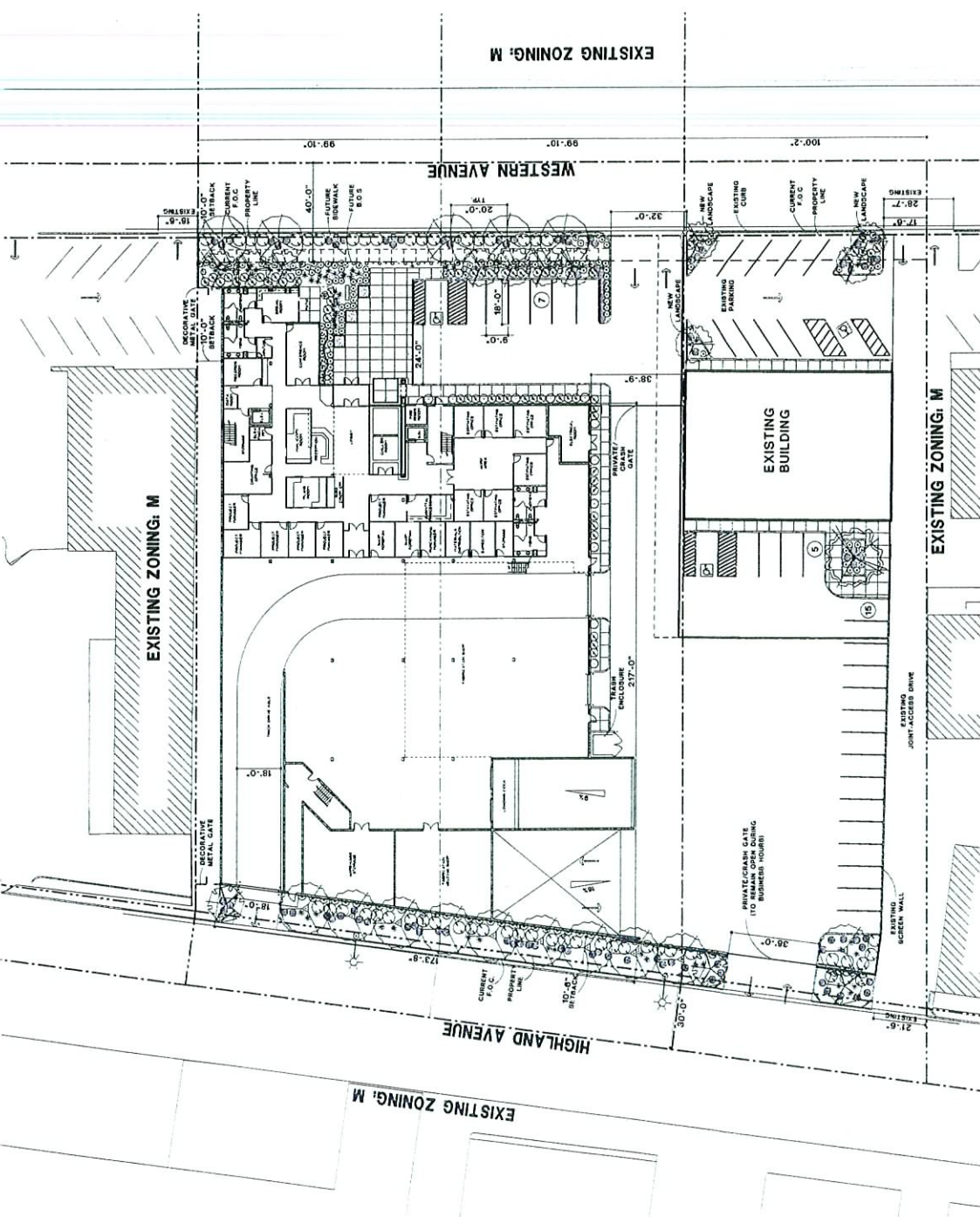
LEGAL DESCRIPTION

PARCEL 1: SEE ATTACHED
 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 20 40 60

SITE PLAN & LANDSCAPE PLAN (W/ FIRST FLOOR PLAN)
 FEBRUARY 2008
BIG TOWN MECHANICAL HEADQUARTERS
 LAS VEGAS - NEVADA
 SDR-25482
 04-02-08 CC

PROJECT LOCATION
 LAS VEGAS - NEVADA
 2000 WESTERN AVE
 LAS VEGAS, NV. 89102

OWNER/DEVELOPER
 BIG TOWN MECHANICAL
 2000 WESTERN AVE
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VICINITY MAP
 project location

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 2000 WESTERN AVE
 LAS VEGAS, NV. 89102

**kalwall glazing
system**

cmu wall

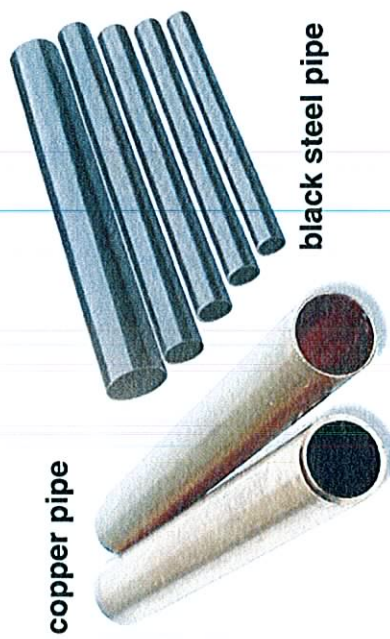
multi-hue brick

concrete tilt-up panel

**Frazer
log jam - cl 2597n**

metal clad siding

solar pv panel



copper pipe

black steel pipe

corrugated metal siding



**cor-ten
steel**

perforated metal screen

SDR-25482

12/20/07 PC

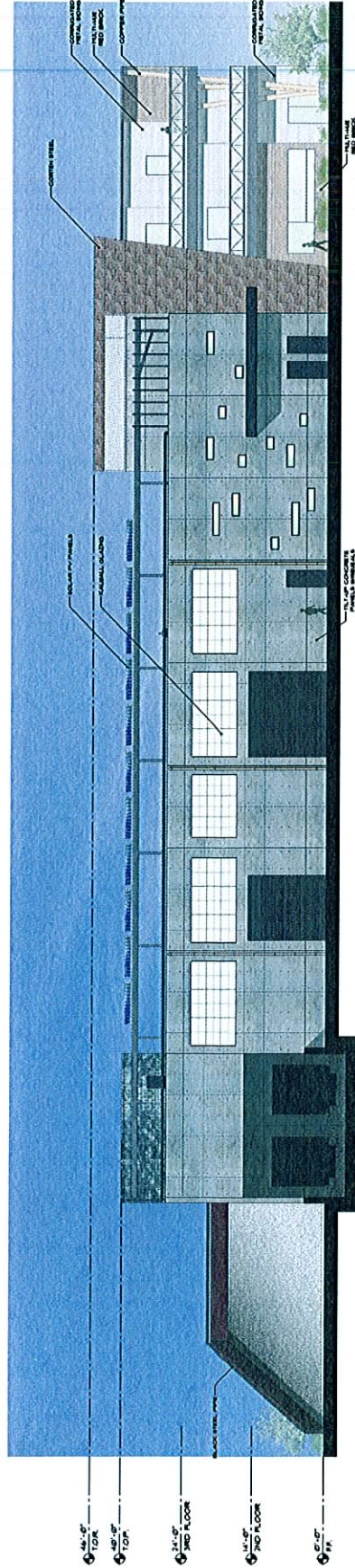
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trp inc.
architecture
planning
interiors

THE RICHARDSON PARTNERSHIP, INC.
815 PILOT ROAD SUITE E, LOS VEGAS, NEVADA 89119
PHONE: 702.736.8822 FAX: 702.736.8855
E-mail: mail@trp-architect.com

BIG TOWN MECHANICAL HEADQUARTERS



SOUTH ELEVATION

ELEVATIONS

LAS VEGAS - NEVADA

BIG TOWN MECHANICAL HEADQUARTERS

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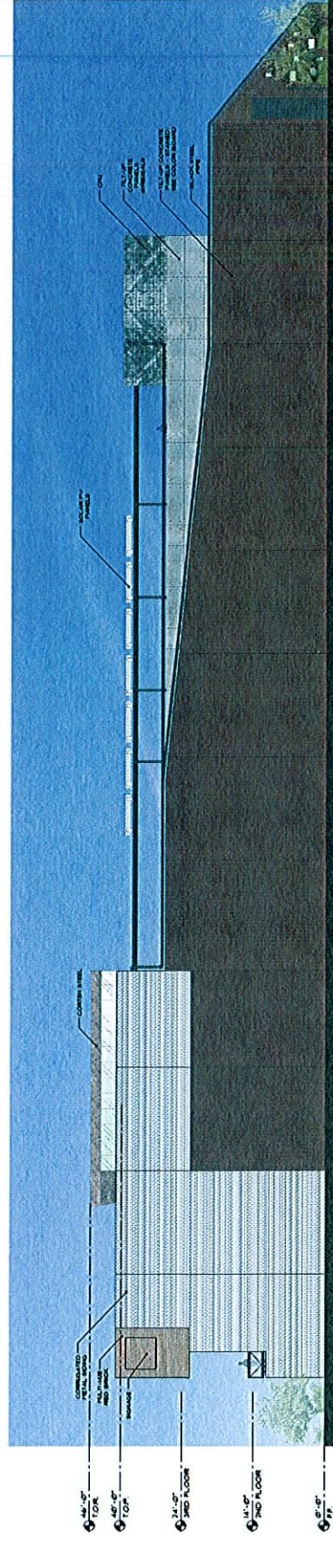
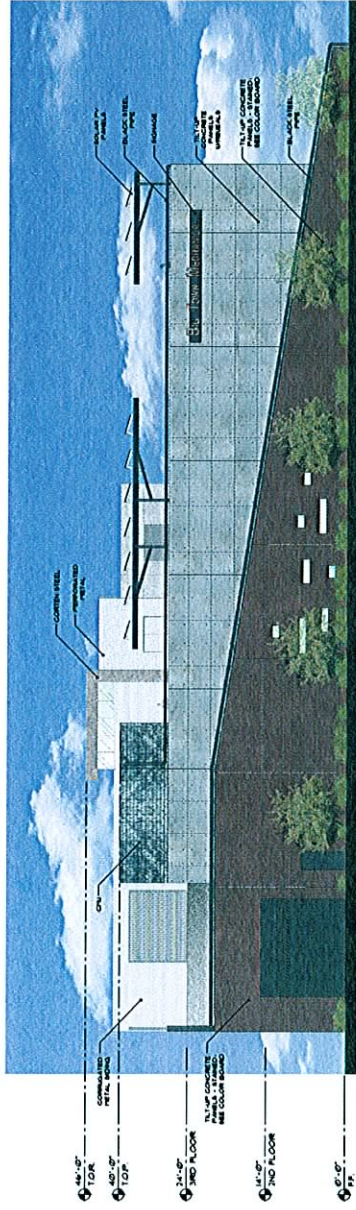
12/20/07 PC

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irp inc. architecture
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ELEVATIONS

NOVEMBER 2007

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BIG TOWN MECHANICAL HEADQUARTERS

SDR-25482

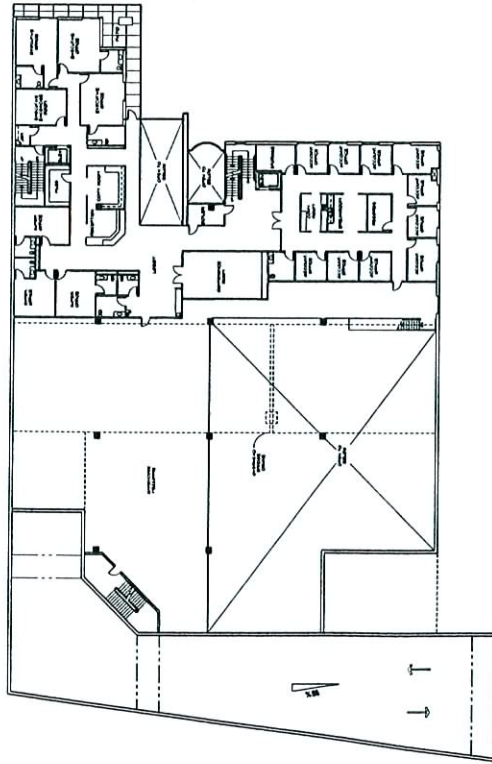
12/20/07 PC

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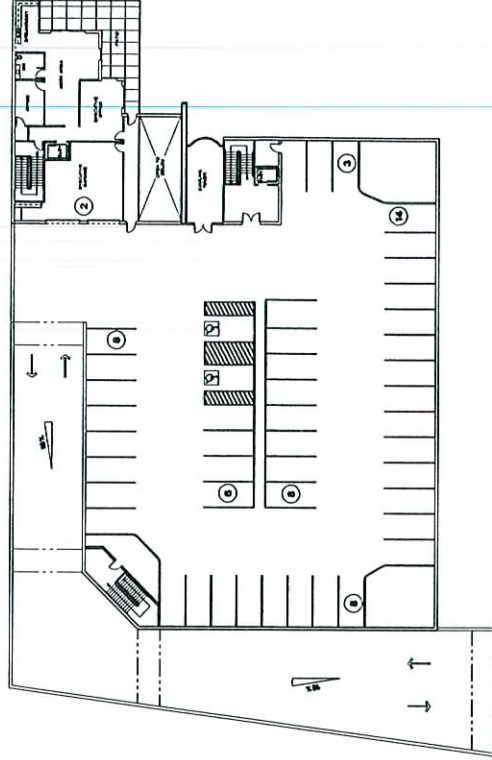
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SECOND FLOOR PLAN

SCALE: 1" = 30'-0"



THIRD FLOOR PLAN

SCALE: 1" = 30'-0"



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BIG TOWN MECHANICAL HEADQUARTERS

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SDR-25482

12/20/07 PC

SDR 25482				
BBH, LLC				
1924, 1930, & 2004 Western Ave.				
Proposed 48.2 thousand square foot light manufacturing facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MANUFACTURING [1000 SF]	48.2	3.82	184
AM Peak Hour			0.73	35
PM Peak Hour			0.74	36
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Oakey Blvd.				
Average Daily Traffic (ADT)	18,347			
PM Peak Hour	1,468			
(heaviest 60 minutes)				
Western Ave.				
Average Daily Traffic (ADT)	9,476			
PM Peak Hour	758			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Oakey Blvd.	32585			
Western Ave.	16200			
This project will add approximately 184 trips per day on Oakey Blvd. and Western Ave. This will increase expected volumes by about 1 percent on Oakey and by about 2 percent on Western. Oakey is at about 56 percent of capacity and Western is at about 59 percent of capacity.				
Based on Peak Hour use, this development will add roughly 36 additional cars into the area; which works out to about 3 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				