

11 August 2008

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

**RE: Big Town Mechanical Headquarters
Variance for Parking
TRP Job No.: 20715**

To Whom It May Concern:

On behalf of our client, BBH, LLC, an application for a Variance for required parking is submitted for review of a new facility for Big Town Mechanical. The previously approved application (**VAR-26127**) indicated a reduction of 30 spaces. The new application indicates a reduction of 32 spaces and is due to a correction of the building's square footage (see accompanying SDR applications).

The purpose of the application is to request a reduction of required parking from 114 spaces to 82 provided spaces. Big Town Mechanical, a contractor providing mechanical and plumbing services in the valley, employs approximately 30 staff members currently, not all are on site everyday. Their growth plan includes increasing staff to approximately 60 again, not all will be on site everyday. In fact, the majority of the staff currently travels to worksites from remote locations and this operation, expected to remain in the future, provides efficiency and quick response times for their clients. This is not a retail location and typical customers will not frequent the new building therefore a reduction of parking will not negatively impact neighboring uses.

The purpose of the warehouse/fabrication shop is to provide some tool and material storage, so the square footage of the space does not represent the number of staff or occupants on a daily basis. The combination of unusable space throughout the building (corridors, the drive-aisle in the warehouse and stairwell areas) is 10,190 s.f. and should be considered a justifiable reason to reduce required parking. The unusable circulation space represents approximately 33 parking spaces. Taking this into consideration, the number of required spaces could be reduced to 73.

As shown on the site plan the majority of the staff parking spaces are planned for the roof of the new building, separating more frequent users from the at grade parking areas in front of the new building and in the rear of the existing building. 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

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cc: Big Town Mechanical

**VAR-29412
09/25/08 PC**