



PROJECT DATA

ASSIGNOR PARCEL NUMBER LADN: PARCEL 1 187-04-303-002, PARCEL 2 187-04-303-003, PARCEL 3 187-04-303-004
 CURRENT ZONING: M (MEDIUM REDEVELOPMENT AREA)
 SITE: HT. #7,402 SF (12.01 ACRES)
 SITE COVERAGE: 36.83 %
 REQUIRED SETBACK: FRONT (EASTERN AVE.): 10' MIN.
 INTERIOR SIDE: 10' MIN.
 CORNER: 10' MIN.
 REAR: 10' MIN/SHOWN

BUILDING ANALYSIS
 OFFICE (GROSS FLOOR AREA): 20,245 SF
 LIGHT MANUFACTURING (GROSS FLOOR AREA): 21,891 SF
 TOTAL: 42,136 SF

PARKING ANALYSIS
 OFFICE 23,249 SF (GROSS) @ 1,300 SF: 18 SPACES
 LIGHT MANUFACTURING 21,891 SF (GROSS) @ 1,100 SF: 20 SPACES
 EXISTING BUILDING 4,716 SF (GROSS): 4 SPACES

TOTAL PARKING REQUIRED: 18 STD. & 4 HOUP.
 TOTAL PARKING PROVIDED: 18 STD. & 4 HOUP.
 VARIANCE: 00 STD.

LANDSCAPE PLAN

SYMBOL	QTY	SPEC	PLANT/CULTIVAR NAME	CONTAINER SIZE
⊖	1	4 1/2"	POINCIFFA	5 Gal. Galvanized
⊖	1	4 1/2"	STARGAZER HYDRANGEA	5 Gal. Galvanized
⊖	1	4 1/2"	SPRING DANCE	5 Gal. Galvanized
⊖	1	4 1/2"	FLORISSANT HYDRANGEA	5 Gal. Galvanized
⊖	1	4 1/2"	GRACELAND HYDRANGEA	5 Gal. Galvanized
⊖	1	4 1/2"	FLORISSANT HYDRANGEA	5 Gal. Galvanized

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

RECEIVED
 OCT 03 2008

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

SCALE: 1" = 20'-0"



OCTOBER 2008

BIG TOWN MECHANICAL HEADQUARTERS

VAR-29412

SDR-29409

10/09/08 PC - REVISED

Submitted after final agenda
 Date 10/03/08 Item #13-14