

08 August 2008

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

**RE: Big Town Mechanical Headquarters
New Site Development Plan Review, Waiver, Variance for Parking
TRP Job No.: 20715**

To Whom It May Concern:

On behalf of our client, BBH, LLC, a new application for a Site Development Plan Review, Waiver of landscaping and rooftop mechanical equipment, an exception to allow zero parking lot fingers in the onsite parking area and a Variance for parking are submitted for review of the proposed Big Town Mechanical Headquarters facility. The new application is needed only to correct the previously approved application's (**SDR-25482**) notification of building square footage. The correct building square footage is 54,206 s.f. rather than the 49,494 s.f. that was approved. The building footprint and dimensions however are the same.

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 with PV panels to supplement the building's power consumption. The existing office at 2000 Western Ave. is also included in this application for the purpose of reviewing the additional parking proposed in the rear yard of the building. A **Waiver** is requested to eliminate required side-yard landscaping and 15' landscaping adjacent to the Western Ave. right-of-way. The condition is mitigated by the additional landscaping at the rear of the property along Highland Ave. where a 10' landscape area, normally not required, is indicated for aesthetics from the street view.

A significant building goal is to approach the design under the USGBC's LEED criteria for a potential silver rating and preliminary analysis indicates this is a realistic goal. 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.

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



cc: Big Town Mechanical

**SDR-29409
09/25/08 PC**