



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-70253** APN: 140-31-501-008

Name of Property Owner: Union Local 872 Laborer's Int

Name of Applicant: Leading Tech Development

Name of Representative: Greg Wall

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

☒ 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: Thomas White

Print Name: Thomas White

Subscribed and sworn before me

This 20 day of April

PRJ-68724

05/02/17

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance
Project Address (Location) On the South side of Bonanza Rd, approx 790 ft west of Lamb Blvd
Project Name Family Dollar - Bonanza & Lamb Proposed Use Comm Retail
Assessor's Parcel #(s) 140-31-501-008 Ward # 3 - Coffin
General Plan: existing GC proposed GC Zoning: existing C-1 proposed C-1
Commercial Square Footage 8320 sf/bldg-42239 sf/lot Floor Area Ratio .197
Gross Acres .97 Lots/Units N/A Density N/A
Additional Information We will consolidate part of the lot to the West to create a lot that is 152 feet East/West and 277.89 North/South

PROPERTY OWNER Union Local 872 Laborer's Int Contact _____
Address 2345 Red Rock Street #330 Phone: 7024524440 Fax: _____
City Las Vegas State NV Zip 89146
E-mail Address _____

APPLICANT Leading Tech Development Contact Greg Wall
Address 1835 S Hwy 89 Phone: 8016631206 Fax: 4357342019
City Perry State UT Zip 84302
E-mail Address gwall@leadingtechonline.com

REPRESENTATIVE The Urban Law Firm Contact Seth Floyd
Address 4270 S. Decatur Blvd, Suite A-9 Phone: 7029688087 Fax: 7029688088
City Las Vegas State NV Zip 89103
E-mail Address SFloyd@theurbanlawfirm.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Thomas White

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name THOMAS WHITE

Subscribed and sworn before me

This 29 day of April

[Signature]

PRJ-68724
05/02/17

FOR DEPARTMENT USE ONLY

Case # **VAR-70253**

Meeting Date:

Total Fee:

Date Received:*

Received By:

Notary Public in and for said County and State

State of Nevada
County of Clark

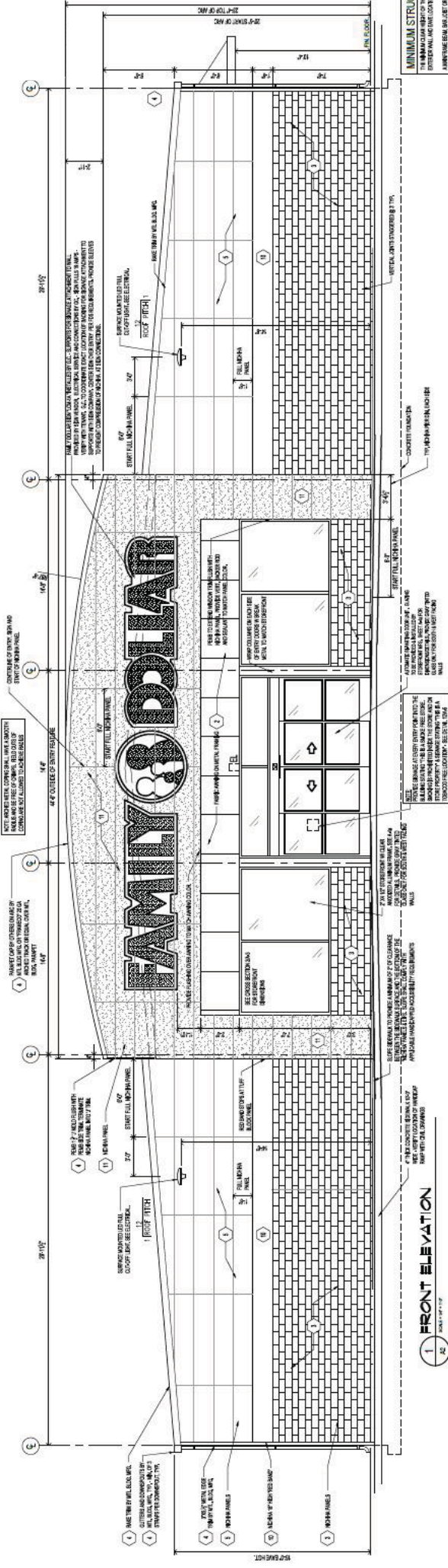
Revised 03/28/16



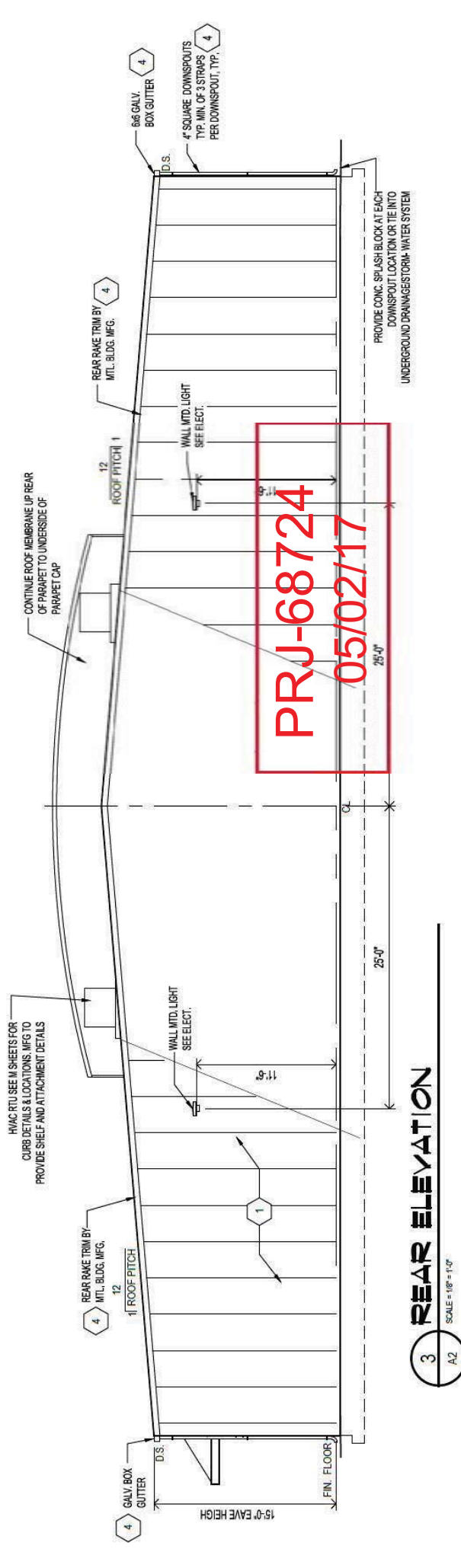
IAN H THIENES
Notary Public, State of Nevada
Appointment No. 14-15226-1
My Appt. Expires Oct. 20, 2018

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

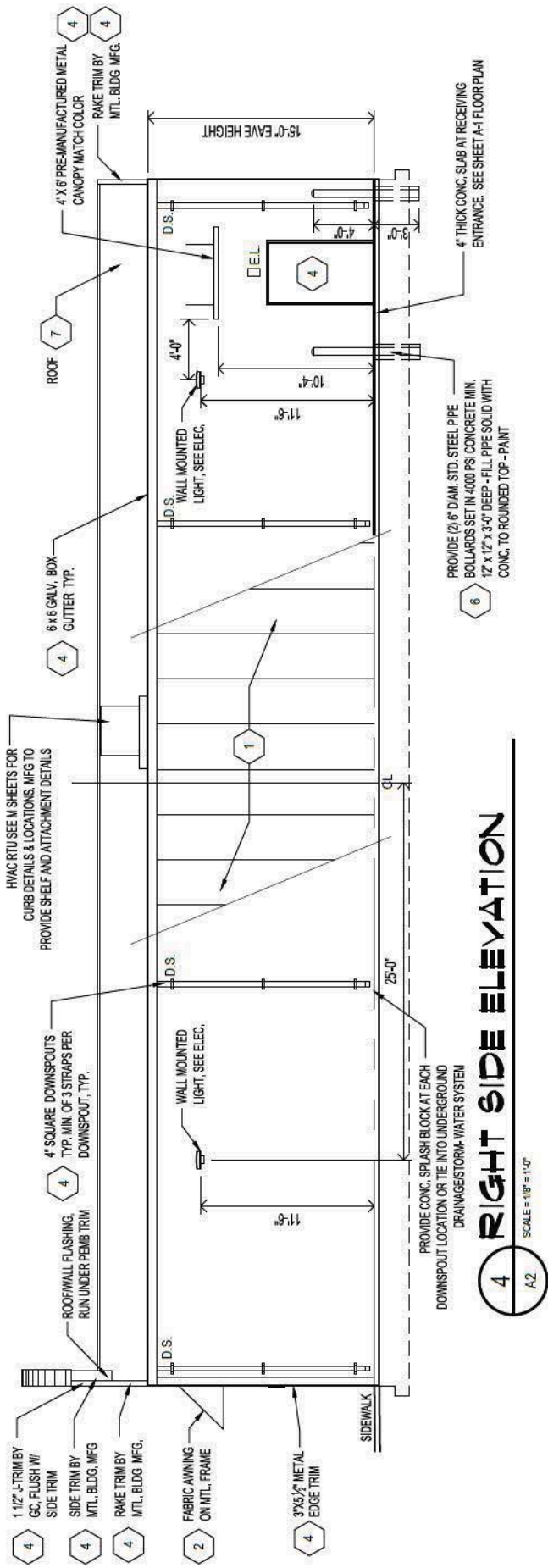
Building Elevations



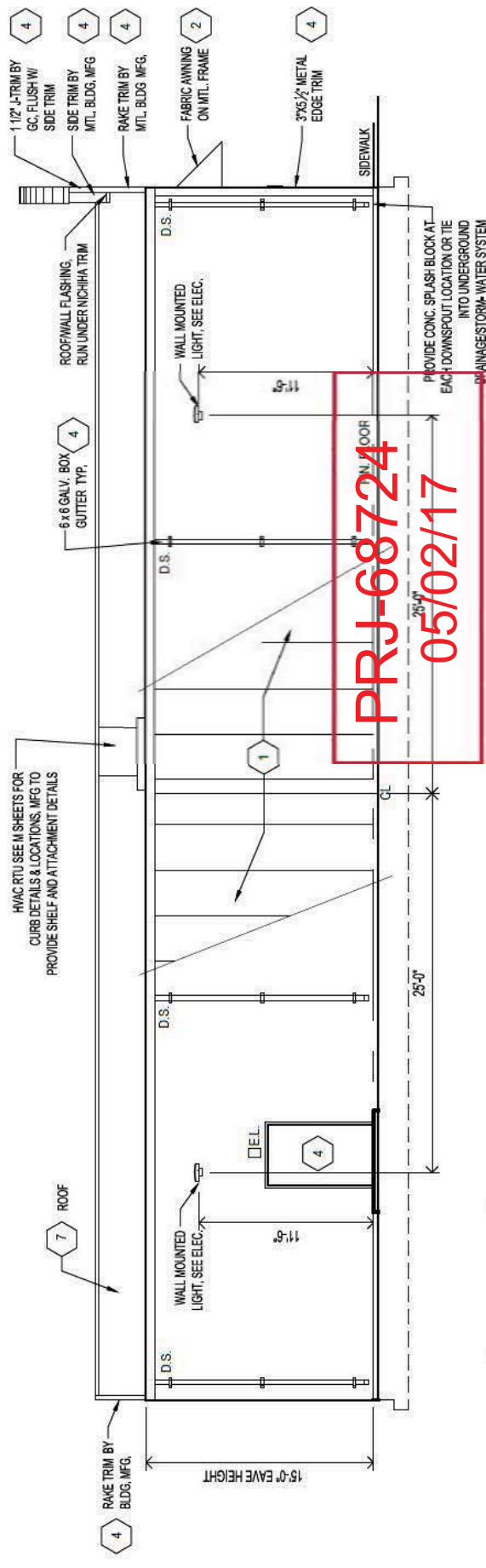
Front (North) Elevation – Synthetic Stone Panels



Rear (South) Elevation – 2-tone stucco with decorative pilasters
VAR-70253 and SDR-70251



Right (West) Elevation – 2-tone stucco with decorative pilasters



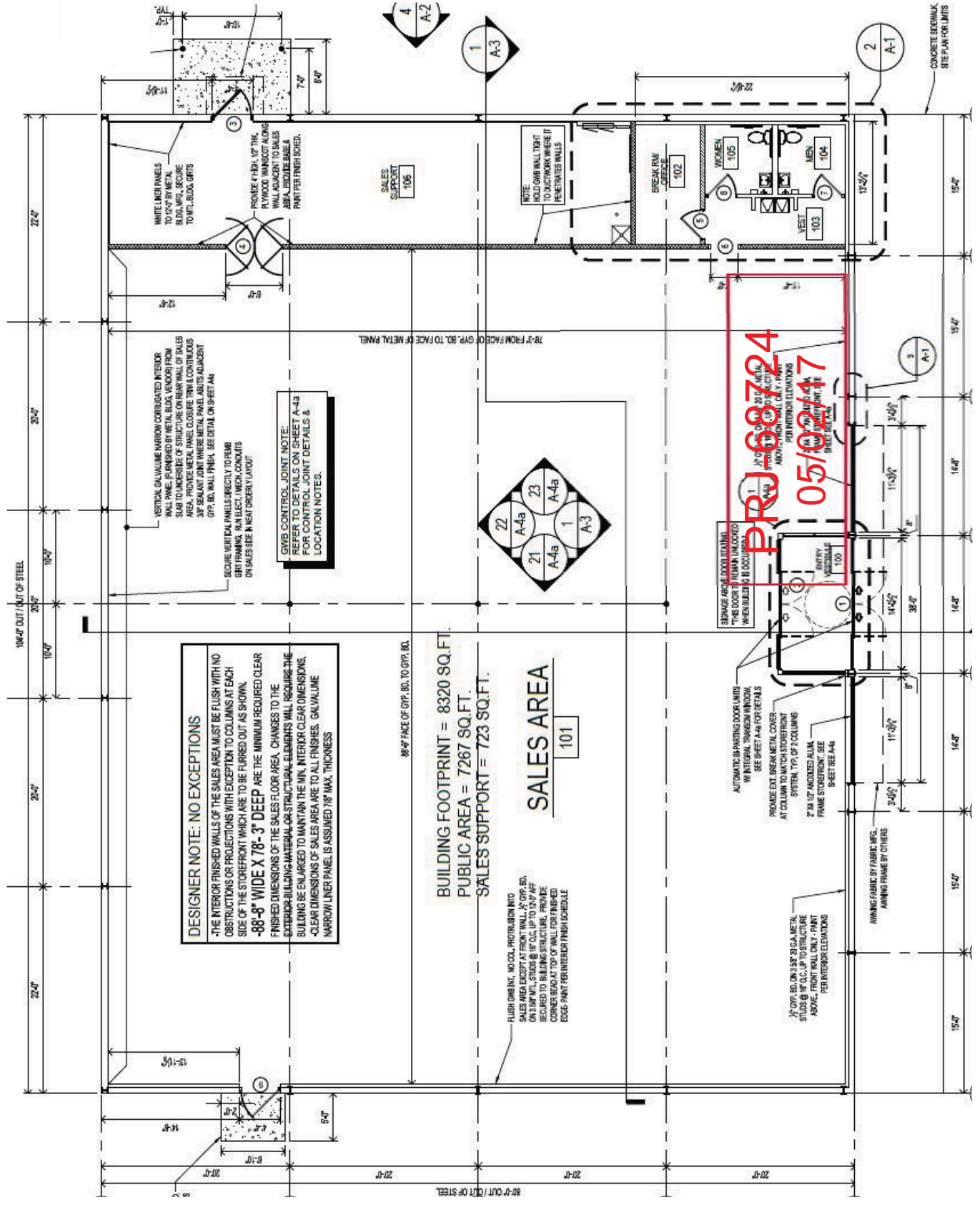
Left (East) Elevation – 2-tone stucco with decorative pilasters
VAR-70253 and SDR-70251

Exterior Façade Materials Finish Schedule:

EXTERIOR FINISH SCHEDULE					MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.	
NO.	AREA	TYPE	COATS	COLOR		
1	NOTE - Metal Wall panels will be sheeted with stucco added. No exposed metal panels walls will be visible, because all walls will be covered by synthetic stone, stucco, or awnings.	MID-WEST - PBA PANEL NUCOR - ACCENT PANEL VP - VEE RIB PANEL	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"		
2	CANOPY	FABRIC ON ALUMINUM FRAME-FABRIC ON TOP AND SIDES ONLY	PRE-FINISHED	BY TRIVANTAGE. PRODUCT NITE-JITE #2803. COLOR RED.		
3	'NICHHA' FIBER CEMENT WALL PANEL	ED4621E (18"x72") CINDER BLOCK-BROWN PANELS	PRE-FINISHED	MANUFACTURER'S STANDARD MOUNTED TO PEMB REVERSE 'R' PANELS. REFER TO SHEET A-4 FOR DETAILS		
4	DOORS, GUTTERS, DOWNSPOUTS, MTL. TRIM & PARAPET COPING	METAL BUILDING MANUFACTURER	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN" NUCOR COLOR "SAGEBRUSH TAN" VP COLOR "TAN" SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"		
5	'NICHHA' FIBER CEMENT WALL PANEL	ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN	PRE-FINISHED	MANUFACTURER'S STANDARD MOUNTED TO PEMB REVERSE 'R' PANELS. REFER TO SHEET A-4 FOR DETAILS		
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"		
7	METAL ROOF W/ MEMBRANE	METAL ROOF W/ MEMBRANE	PRE-FINISHED	MEMBRANE TO BE APPROVED BY FAMILY DOLLAR, 20 YEAR WEATHER TIGHT WARRANTY		
8	NOT USED	.	.	.		
9	NOT USED	.	.	.		
10	'NICHHA' FIBER CEMENT WALL PANEL-RED BAND	ILLUMINATIONS LARGE BLOCK (18"x72") PANEL	PRE-FINISHED IN RED	MANUFACTURER'S STANDARD MOUNTED TO PEMB REVERSE 'R' PANELS. REFER TO SHEET A-4 FOR DETAILS. MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"		
11	'NICHHA' FIBER CEMENT WALL PANEL	TUFFBLOCK LARGE BLOCK (18"x72") PANEL WITH TEXTURED FINISH	PRE-FINISHED	MANUFACTURER'S STANDARD MOUNTED TO PEMB REVERSE 'R' PANELS. REFER TO SHEET A-4 FOR DETAILS. MATCH SHERWIN WILLIAMS SW 147 "WOOL SKEIN."		

PRJ-68724

Floor Plans



VAR-70253 and SDR-70251



Office/Restroom Detail
VAR-70253 and SDR-70251

Color and Texture Samples

Las Vegas Bonanza Family Dollar Store

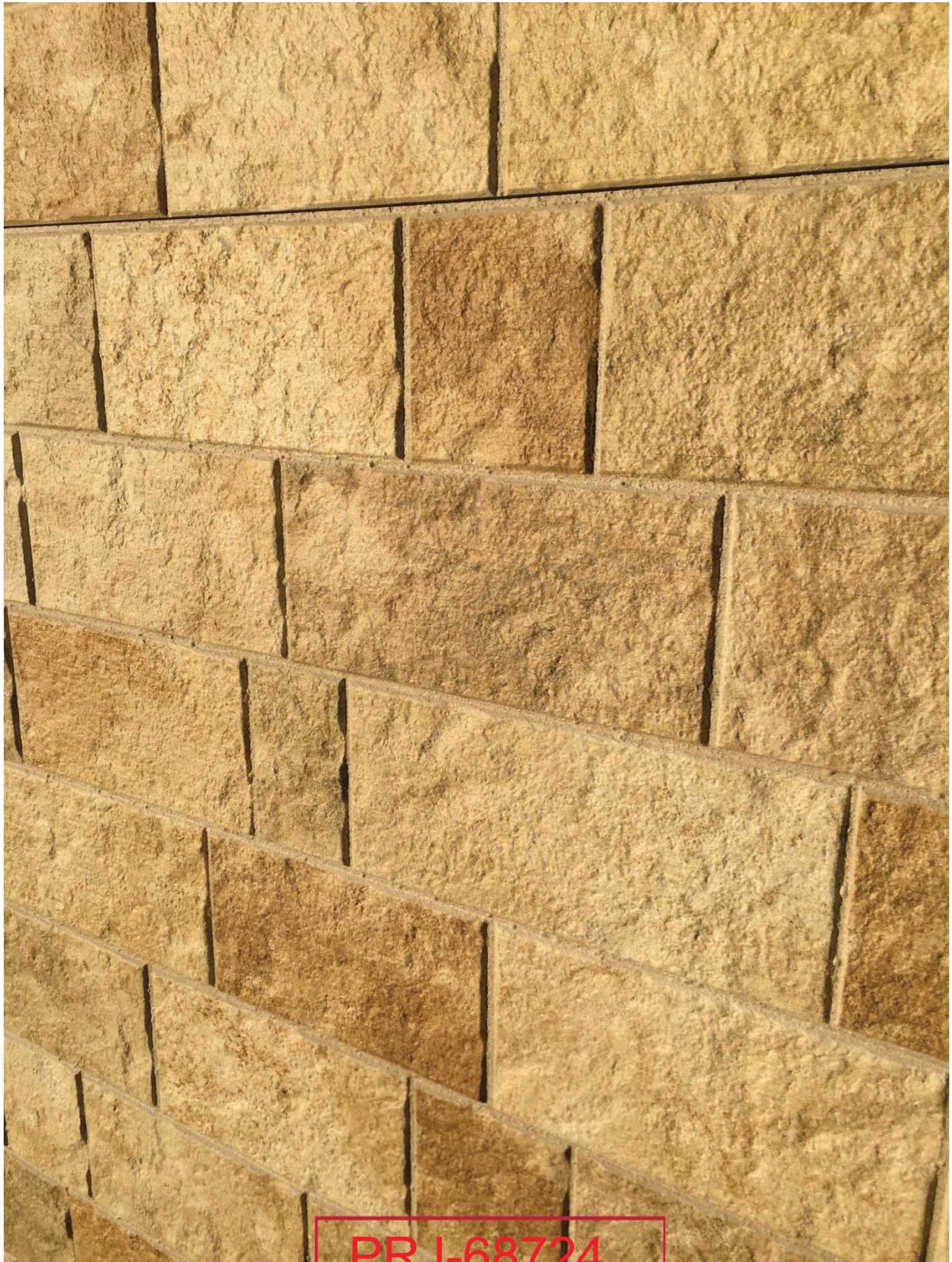


PRJ-68724
05/02/17

Photo of similar store with colors and textures of front façade

Sides and rear to be two-tone stucco with decorative pilasters

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PRJ-68724

05/02/17

Nichiha Cinderblock Fiber Cement Decorative Panel

VAR-70253 and SDR-70251



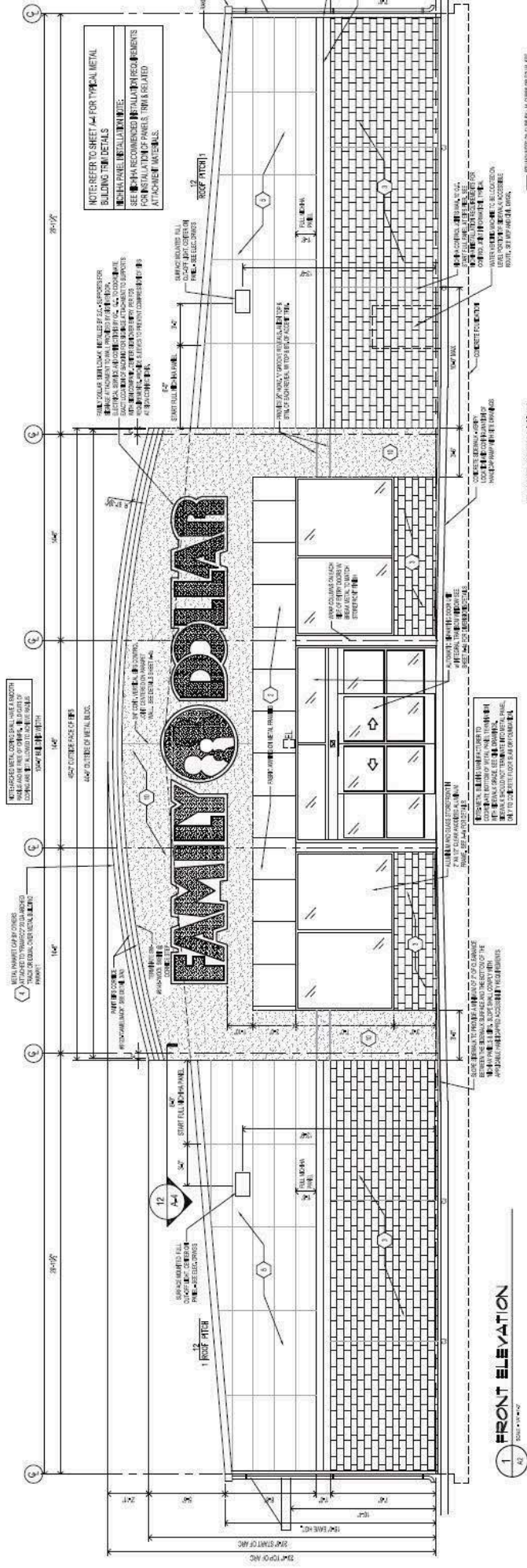
Nichiha Illuminations Safety Red (Band on front façade)
VAR-70253 and SDR-70251



Nichiha Tuscan Fiber Cement Decorative Panel
VAR-70253 and SDR-70251



Stucco Color Approximation
VAR-70253 and SDR-70251



Front Façade – Prototype Family Dollar Store

PRJ-68724
05/02/17

VAR-70253 and SDR-70251

EXTERIOR FINISH SCHEDULE

MATERIALS ARE TO BE APPROVED BY FAMILY DOLLAR STORE. COLORS ARE CRITICAL AND MUST BE APPROVED BY FAMILY DOLLAR STORE REPRESENTATIVE IF THEY DIFFER FROM THE SHERWIN WILLIAMS COLORS SHOWN BELOW.

NO.	AREA	TYPE	COATS	COLOR / REMARKS
1	METAL WALL PANELS (SEE DETAILS ON SHEET A-4)	MID-WEST - PBA PANEL	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN"
		NUCOR - ACCENT PANEL		NUCOR COLOR "SAGEBRUSH TAN"
		VP - VEE RIB PANEL		VP COLOR "TAN"
				SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
2	AWNING	FABRIC ON ALUMINUM FRAME - FABRIC ON TOP & SIDES ONLY	PRE-FINISHED	-FABRIC BY TRIVANTAGE - PRODUCT: NITE-LITE #2603 - COLOR RED -METAL FRAME BY OTHERS
3	"NICHIA" FIBER CEMENT WALL PANEL	EF623 CINDERSTONE 11" TAN PANELS - SEE DETAILS ON SHEET A-4	PRE-FINISHED	MANUFACTURER'S STANDARD MOUNTED TO 24 GA. REVERSE "PBR" METAL WALL PANELS, FURNISHED BY METAL BUILDING MANUFACTURER
4	DOORS, GUTTERS, DOWNSPOUTS, MTL, TRIM & PARAPET COPING	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	MID-WEST COLOR "SADDLE TAN"
				NUCOR COLOR "SAGEBRUSH TAN"
				VP COLOR "TAN"
				SHERWIN WILLIAMS MATCHING COLOR SW 6122 "CAMELBACK"
5	"NICHIA" FIBER CEMENT WALL PANEL	ARCHITECTURAL BLOCK SERIES-COLOR TUSCAN - SEE DETAILS ON SHEET A-4	PRE-FINISHED	MOUNTED TO 24 GA. REVERSE "PBR" METAL WALL PANELS, FURNISHED BY METAL BUILDING MANUFACTURER
6	STEEL BOLLARDS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED"
7	METAL ROOF W/ MEMBRANE	METAL ROOF W/ MEMBRANE	PRE-FINISHED	MEMBRANE TO BE APPROVED BY FAMILY DOLLAR
8	METAL TRIM	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	TAN (PRE-FINISHED) MATCH SW 6122 "CAMELBACK"
9	METAL ACCENT TRIM	BY METAL BUILDING MANUFACTURER - SEE DETAILS ON A-4	PRE-FINISHED	MATCH SHERWIN WILLIAMS SW 4081 "SAFETY RED" - SINGLE BEAD, EMBOSSED
10	1 1/2" EPS W/ EIFS FINISH	SEE DETAILS ON A-4 & A-4b	2	-COLOR TO MATCH SW 6148 "WOOL SKEIN" -INSTALL EPS ON REVERSE "PBR" METAL PANELS. REFER TO DETAILS ON SHEET A-4b. -INSTALL PER MANUFACTURER'S RECOMMENDED INSTALLATION METHODS

EXTERIOR FINISH NOTES:

1- IF METAL BUILDING IS USED, G.C. TO SUBMIT MANUFACTURER'S STANDARD COLORS TO FAMILY DOLLAR FOR APPROVAL.

2- G.C. OR PAINT CONTRACTOR MUST NOTIFY LOCAL SHERWIN WILLIAMS DEALER THAT PAINT IS BEING PURCHASED FOR A FAMILY DOLLAR STORE AND PROVIDE SHERWIN WILLIAMS DEALER WITH STORE LOCATION.

G.C. TO PROVIDE KEY BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER.

COMBINATION TO MATCH LAST FOUR DIGITS OF STORE NUMBER.

FEE DEVELOPMENT PROJECTS:

INSTALLATION OF ROAD AND BUILDING SIGN MUST BE INCLUDED IN GENERAL CONTRACTORS BID AND SCOPE OF WORK.

PRJ-68724

05/02/17

Exterior Finish Schedule Example

VAR-70253 and SDR-70251