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THE URBAN LAW FIRM

A PROFESSIONAL CORPORATION

FILE NO.: 900.0002

April 27, 2017

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89160

Re: PRJ-68724 - Site Development Plan Review and Variance for Family Dollar

To Whom It May Concern:

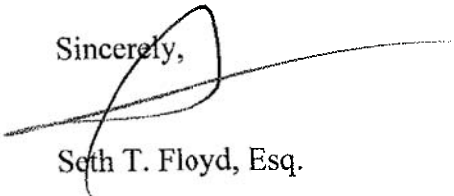
This firm represents the applicant, Leading Tech Development ("Leading Tech"), in its request for a Site Development Plan Review and Variance for a proposed Family Dollar store on the south side of Bonanza Road, approximately 790 feet west of Lamb Boulevard (APN 140-31-501-008). The land is currently vacant and consists of approximately .97 acres.

This proposal would include an 8,320 square foot building for use as a Family Dollar. Family Dollar is a variety discount retailer that sells a wide array of household products. For this property, 48 parking spaces are required and 35 are being provided, so Leading Tech respectfully requests a variance. Family Dollar has done extensive research concerning its facilities of this size and will support as few as 26 spaces. Fewer than 48 spaces are appropriate for this location as Leading Tech expects significant pedestrian traffic from the surrounding neighborhood. Ingress and egress will be from Bonanza Road.

Leading Tech believes that a Family Dollar store at the proposed location will be an asset to the community and a welcome addition to nearby residents.

If you have any questions, please do not hesitate to contact me at 702-968-8087.

Sincerely,


Seth T. Floyd, Esq.

STF/rls

PRJ-68724
05/02/17