



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-70251** 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

Notary Public in and for said County and State

PRJ-68724

05/02/17





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

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/lo 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* [Signature]

* 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 24 day of April, 2017

[Signature]

Notary Public in and for said County and State

State of Nevada

County of Clark

PRJ-68724
05/02/17



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

FOR DEPARTMENT USE ONLY

Case # **SDR-70251**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.

S side of Bonanza Road, W of Lamb Boulevard

Proposed 8.32 thousand square foot retail building.

Proposed Development

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	8.32	42.70	355
AM Peak Hour			0.96	8
PM Peak Hour			3.71	31

Existing traffic on nearby streets:

Bonanza Road

Average Daily Traffic (ADT)	24,507
PM Peak Hour (heaviest 60 minutes)	1,961

Lamb Boulevard

Average Daily Traffic (ADT)	34,221
PM Peak Hour (heaviest 60 minutes)	2,738

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Bonanza Road	50,900
Lamb Boulevard	53,445

This project will add approximately 355 trips per day on Bonanza Rd. and Lamb Blvd. Currently, Bonanza is at about 48 percent of capacity and Lamb is at about 64 percent of capacity. With this project, Bonanza is expected to be at about 49 percent of capacity and Lamb to be at about 65 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 31 additional cars, or about one every two minutes.

Note that this report assumes all traffic from this development uses all named streets.