



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 2, 2017

Mr. David Maffey
Garden City, LLC
1806 Industrial Road
Las Vegas, Nevada 89102

**RE: EOT-68216 - EXTENSION OF TIME - NON-CONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 1, 2017**

Dear Mr. Maffey:

The City Council at a regular meeting held on February 1, 2017 **APPROVED** a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

This approval is subject to the following conditions:

1. This request for an Extension of Time of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive shall expire on January 8, 2018 unless another Extension of Time is approved by the City Council.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

***EOT-68216 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING -
APPLICANT/OWNER: GARDEN CITY, LLC - For possible action on a request for an Extension of Time
FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN
125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use
Designation], Ward 6 (Ross).***

CITY COUNCIL: *FEBRUARY 1, 2017*

CASE PLANNER: *STEVE GEBEKE* *CONSENT*

Comments Due: *JANUARY 5, 2017*

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney (cburney@lasvegasnevada.gov) and Steve Gebeke (sgebeke@lasvegasnevada.gov).** If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
 Project Address (Location) 5750 Sky Pointe Drive
 Project Name EOT United Dodgeland Proposed Use Motor Vehicle Sales
 Assessor's Parcel #(s) 125-27-402-005 Ward # 6- Ross
 General Plan: existing proposed _____ Zoning: existing proposed _____
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres 7.02 Lots/Units N/A Density N/A
 Additional Information Closed Auto Dealership

PROPERTY OWNER Garden City, LLC Contact David Maffey
 Address 1806 Industrial Road Phone: (702) 248-4000 Fax: (702) 382-5361
 City Las Vegas State NV Zip 89102
 E-mail Address dmaffey@tiberti.com

APPLICANT Garden City, LLC Contact David Maffey
 Address 1806 Industrial Road Phone: (702) 248-4000 Fax: (702) 382-5361
 City Las Vegas State NV Zip 89102
 E-mail Address dmaffey@tiberti.com

REPRESENTATIVE David Maffey Contact David Maffey
 Address 1806 Industrial Road Phone: (702) 248-4000 Fax: (702) 382-5361
 City Las Vegas State NV Zip 89102
 E-mail Address dmaffey@tiberti.com

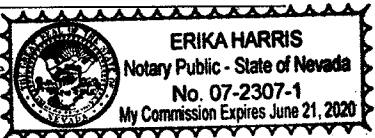
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application 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 David Maffey

Subscribed and sworn before me
 This 19th day of December, 20 16.
Erika Harris

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # EOT-68216
 Meeting Date: 2/1/17
 Total Fee: \$ 800.00
 Date Received*: 12/19/16
 Received By: [Signature]

*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.

f:\depot\Application Packet\Application Form.pdf
 RECEIVED
 DEC 19 2016
 Dept of Planning
 City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-68216** APN: 125-27-402-005

Name of Property Owner: Garden City, LLC

Name of Applicant: David Maffey

Name of Representative: David Maffey

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: _____

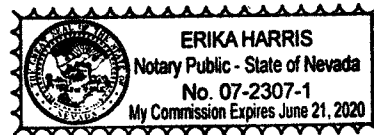
Signature of Property Owner: *David Maffey*

Print Name: David Maffey

State of Nevada County of Clark
Subscribed and sworn before me

This 19th day of December, 2016
Erika Harris

Notary Public in and for said County and State



RECEIVED

DEC 19 2016

Dept of Planning
City of Las Vegas



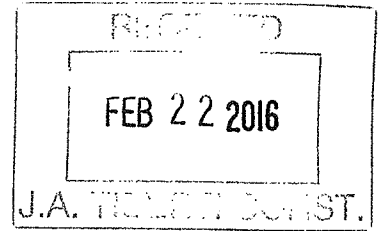
LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER



February 18, 2016

Mr. Renaldo M. Tiberti
Garden City, LLC
1806 Industrial Road
Las Vegas, Nevada 89102

**RE: EOT-62829 - EXTENSION OF TIME -- NONCONFORMING USE -
PUBLIC HEARING
CITY COUNCIL MEETING OF FEBRUARY 17, 2016**

Dear Mr. Tiberti:

The City Council at a regular meeting held on February 17, 2016 **APPROVED** a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

This approval is subject to the following conditions:

1. This request for an Extension of Time of a nonconforming use for a Motor Vehicle Dealership (New) at 5750 Sky Pointe Drive shall expire on January 8, 2017 unless another Extension of Time is approved by the City Council.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

RECEIVED

DEC 19 2015

Dept of Planning
City of Las Vegas

EOT-68216



TIBERTI MANAGEMENT
C O M P A N Y

December 19, 2016

Doug Rankin, AICP
City of Las Vegas
Department of Planning and Development
333 North Rancho Drive
3rd Floor
Las Vegas, Nevada 89106

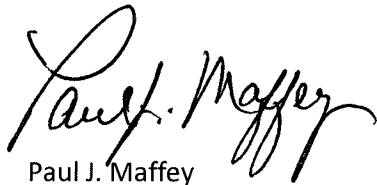
RE: **Extension of Time**
5750 Sky Pointe Drive
Assessors Parcel #125-27-407-005
Lot 3-1, Parcel Map File 87, Page 61

Dear Mr. Rankin,

Please accept this letter as my request to **Extension of Time of the Non-Conforming Use for Motor Vehicle Sales (New)**. The city is aware that the Chrysler Corporation revoked the dealership as a part of their bankruptcy. Now would not be timely due to economic and other reasons to institute a new car dealership at this location. We are making this request to preserve our use and viability of this property. I have enclosed the fee for the extension of time. I would request a minimum of two (2) years until our next review.

Thanking you in advance for your attention to this matter.

Sincerely,



Paul J. Maffey

PJM/dcm

RECEIVED

DEC 19 2015

Dept of Planning
City of Las Vegas

EOT-68216

ART-
EOT-



DEPARTMENT OF PLANNING

EXTENSION OF TIME SUBMITTAL REQUIREMENTS

APPLICATION/PETITION FORM: The applicant shall enter in the required information into the associated fields located within the CLVEPLAN Project "Application" tab. Furthermore, the applicant is responsible for certifying that they are the applicant and that the information submitted with the application is true and accurate to the best of their knowledge and belief and that they understand that the City is not responsible for inaccuracies presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. Furthermore, the applicant must certify that they are owner or purchaser (or option holder) of the property involved in the application, or lessee or agent fully authorized by the owner to make the submittal. The City reserves the right to request a completed Application/Petition Form if required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Extension of Time is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Extension of Time application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Extension of Time.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

COPY OF APPROVAL LETTER: Submit a copy of the approval letter for the related case(s).

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of ALL original required plans and drawings is required. All submitted plans shall not reference the original case number or dates.

FEES: Non-Public Hearing..... \$300
Public Hearing.....\$300 plus \$500 for notification & advertising fees (non-conforming uses)
\$300 plus \$750 for notification & advertising fees (alcohol related uses)

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

**FOR ALL EXTENSION OF TIME APPLICATIONS FOR NON-CONFORMING USES,
INCLUDE THE FOLLOWING:**

**ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN
24x36.**

SITE PLAN: (6 folded and 1 rolled, colored)* **draw** to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. **Colors to Use:** residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE. Site Plans must include:

- | | | |
|--|---|--|
| <input type="checkbox"/> PROPERTY LINES CALLED OUT | <input type="checkbox"/> ADJACENT LAND USES/STREETS | <input type="checkbox"/> PARKING ANALYSIS |
| <input type="checkbox"/> DIMENSIONS (ACTUAL)/SCALE | <input type="checkbox"/> INGRESS/EGRESS | <input type="checkbox"/> BUILDING SIZE (SQ. FT.) |
| <input type="checkbox"/> STREET NAMES | <input type="checkbox"/> VICINITY MAP | <input type="checkbox"/> PROPERTY SIZE (SQ. FT.) |
| <input type="checkbox"/> PARKING SPACES | <input type="checkbox"/> NORTH ARROW | <input type="checkbox"/> SCALE |

FLOOR PLAN: (1 folded and 1rolled) draw and make legible: all rooms and/or spaces contained within the building(s) or in outdoor seating areas on the site. Floor Plans must include:

- | | | |
|--|---|--|
| <input type="checkbox"/> ENTRANCES/EXITS | <input type="checkbox"/> MAXIMUM OCCUPANCY (PER U.B.C.) | <input type="checkbox"/> ROOM DIMENSIONS/SCALE |
| <input type="checkbox"/> USE OF ROOMS | <input type="checkbox"/> SEATING CAPACITY (WHEN APPLICABLE) | <input type="checkbox"/> NORTH ARROW |

A.P.N.: 125-27-402-005
R.P.T.T.: \$ 12,418.50
Escrow # 1035975-MH

Mail tax bill to and
When recorded mail to:
Garden City, LLC

1806 Industrial Road
Las Vegas, Nevada 89102

Inst #: 201101050002244
Fees: \$17.00 N/C Fee: \$25.00
RPTT: \$12418.50 Ex: #
01/05/2011 11:51:18 AM
Receipt #: 633214
Requestor:
STEWART TITLE LAS VEGAS WAR
Recorded By: MSH Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Bank of America, N.A., a national banking association, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **GARDEN CITY LLC**, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights of way and easements now of record.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SAVE AND EXCEPT FOR THE COVENANTS OF GRANTOR RESULTING FROM THE EXECUTION AND DELIVERY OF THIS GRANT, BARGAIN, SALE DEED (WHICH COVENANTS ARE SET FORTH IN NEVADA REVISED STATUTES 111.170), THE PROPERTY IS HEREBY SOLD AND CONVEYED "AS IS, WHERE IS," AND WITHOUT ANY OTHER WARRANTIES OF ANY NATURE WHATSOEVER, EXPRESSED OR IMPLIED, BETWEEN GRANTOR AND GRANTEE, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO NEGATE AND EXCLUDE ALL SUCH OTHER WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE,

RECEIVED

DEC 19 2016

**Dept of Planning
City of Las Vegas**

**WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE
OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER
WARRANTIES WHATSOEVER.**

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

ASSESSOR'S COPY

RECEIVED

DEC 19 2016

**Dept of Planning
City of Las Vegas**

IN WITNESS WHEREOF, this instrument has been executed this 29th day of December, 2010.

BANK OF AMERICA, N.A.,
a national banking association

By: 

Name: Ken Doshier

Title: Senior Vice President

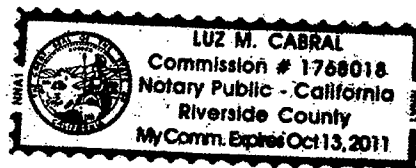
STATE OF CALIFORNIA
COUNTY OF Riverside

On December 29, 2010, before me, Luiz M. Cabral,
Notary Public (insert name and title of the officer)

personally appeared Kenneth W. Doshier, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (seal)

RECEIVED

DEC 19 2010

Dept of Planning
City of Las Vegas

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF (S½) OF THE SOUTHWEST QUARTER
(SW¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
DESCRIBED AS FOLLOWS:

PARCEL THREE-ONE (3-1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 87
OF PARCEL MAPS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

Exhibit A

RECEIVED

DEC 19 2016

Dept of Planning
City of Las Vegas

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 125-27-402-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 2,434,703.93
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 2,434,703.93
 Real Property Transfer Tax Due \$ 12,418.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Ken Dasher* Capacity Bank of America Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED) Bank of America
 Print Name: Ken Dasher
 Address: 3650 14th St. Suite 201
 City: Riverside
 State: CA Zip: 92501

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Garden City, LLC
 Address: 1806 Industrial Road
 City: Las Vegas
 State: NV Zip: 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title of Nevada Escrow #: 10357791035975 MH
 Address: 376 E. Warm Springs Road #190
 City: Las Vegas State: NV Zip: 89119

RECEIVED
 DEC 19 2016
 Dept of Planning
 City of Las Vegas



REVISION
 APPROVED FOR CONSTRUCTION
 APPROVED FOR CONSTRUCTION

TOM SAITTAS
 DODGE DEALERSHIP

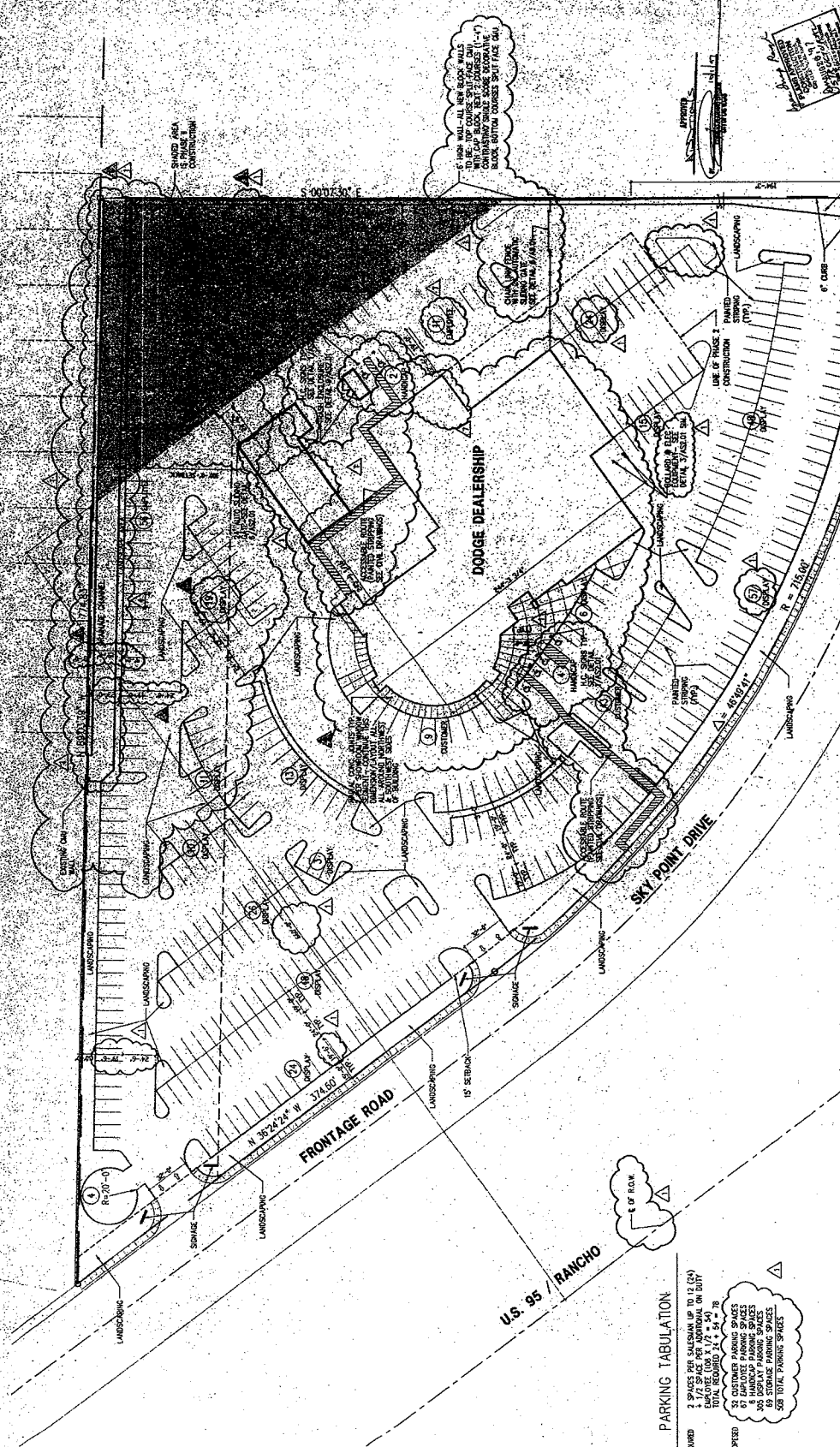
SITE PLAN
 C-113-97 CIV

Architecture
 2480 EAST TROPICAN AVENUE
 LAS VEGAS, NEVADA 89119
 SUITE 222
 PHONE: 702.735.1111

PROJECT NO. 113-97
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/19/06

SHEET 1 OF 1

AS1101



PARKING TABULATION

PROPOSED

25 CUSTOMER PARKING SPACES
 18 HANDICAP PARKING SPACES
 85 STORAGE PARKING SPACES
 508 TOTAL PARKING SPACES

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE SYSTEMS TO PREVENT WATER ACCUMULATION ON THE SITE.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SECURITY MEASURES TO PROTECT THE SITE AND ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT ALL PERSONNEL AND THE PUBLIC.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT ALL PERSONNEL AND THE PUBLIC.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT ALL PERSONNEL AND THE PUBLIC.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT ALL PERSONNEL AND THE PUBLIC.
21. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
22. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.
23. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES TO PROTECT ALL PERSONNEL AND THE PUBLIC.
24. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
25. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.

RECEIVED
 SITE PLAN
 SCALE: 1" = 10'

RECEIVED BY: [Name]
 DATE: 11/19/06

NOV 19 2016

EOT-68216
 Dept of Planning
 City of Las Vegas

