

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26214** APN: 139-34-710-034

Name of Property Owner: Towne Terrace Apartments, LLC

Name of Applicant: Samuel Ventura and John Tippins

Name of Representative: John Tippins

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: _____

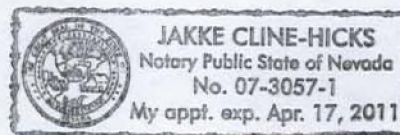
Signature of Property Owner:

Print Name: _____

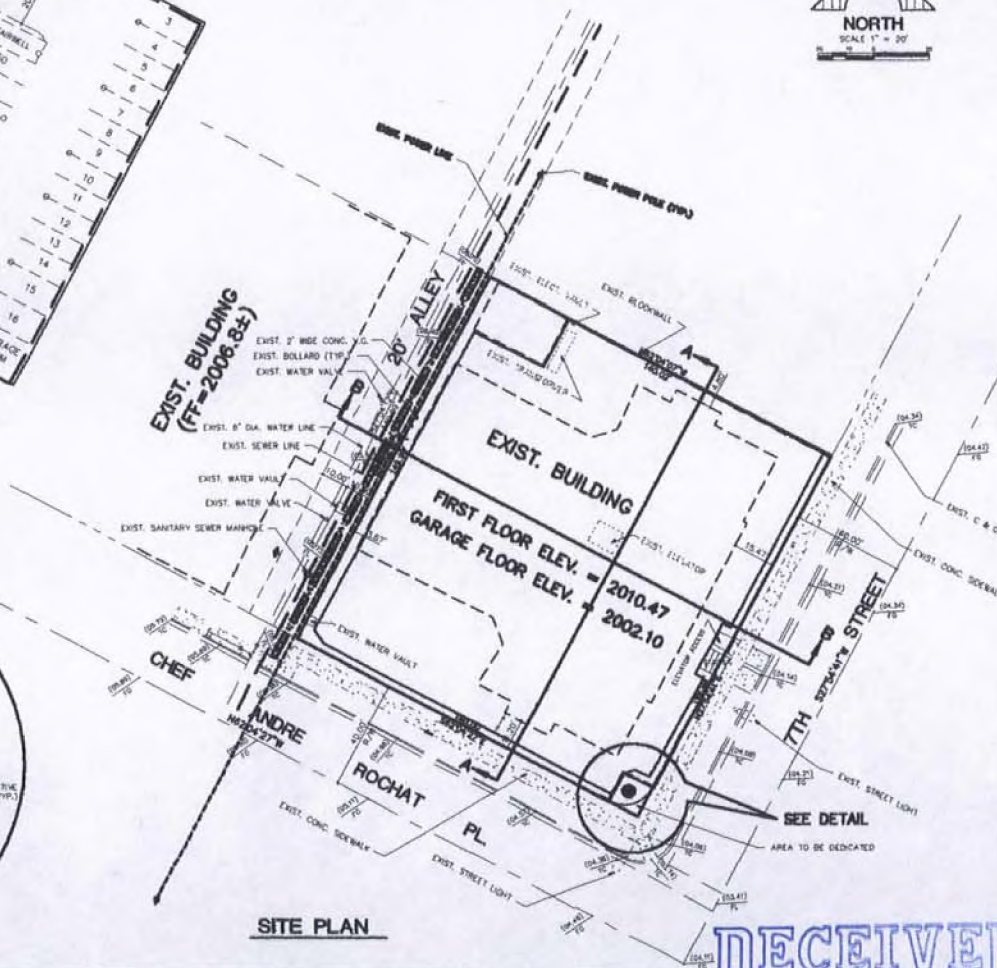
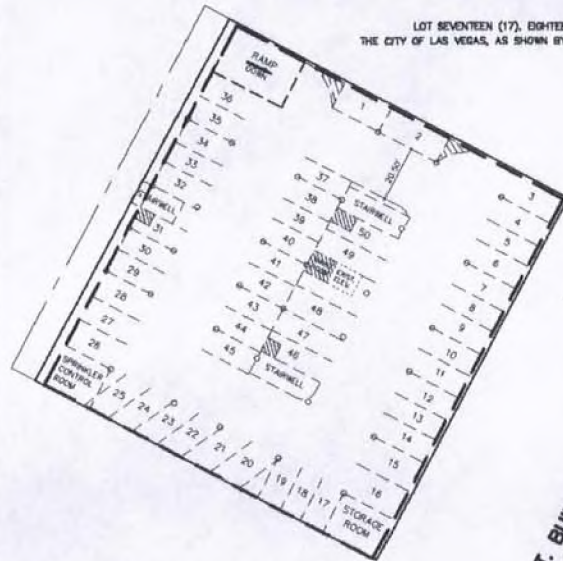
Subscribed and sworn before me

This 5 day of December, 2007

Nevada Clark
Notary Public in and for said County and State



LOT SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK SIX (8) OF WARDIE ADDITION, TO THE CITY OF LAS VEGAS, AS SHOWN BY A MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA



EXISTING ZONING	R-5
GROSS ACREAGE	0.83 AC. ±
NO. OF UNITS	50
DENSITY	50
PARKING:	
1 BEDROOM & STUDIO:	$39 \times 1.25 + 39 / 8 = 55.25$
2 BEDROOMS:	$11 \times 1.75 + 11 / 6 = 21.08$
	<u>76.33</u>
PARKING SPACES REQUIRED	77
PARKING SPACES PROVIDED	50

① LOT NUMBER
 A BLOCK NUMBER
 S EXIST. SEWER LINE
 PROP. SEWER LINE
 W EXIST. WATER LINE
 PROP. WATER LINE
 EXIST. SANITARY SEWER MANHOLE
 PROP. SANITARY SEWER MANHOLE
 EXIST. STORM DRAIN MANHOLE

LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SANITATION
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
EMBAPO
SOUTHWEST GAS CORPORATION

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATIONS AND DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY, NEVADA.
2. SEWER SERVICE TO THE BUILDING IS EXISTING.
3. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, ETC., ON THIS DEVELOPMENT.

R-5 ZONE	
FRONT YARD	10'
REAR YARD	20'
SIDE YARD	5'
COR. SIDE YARD	5'

TOWNE TERRACE APTS., L.L.C.
4475 SOUTH PECOS AVENUE
LAS VEGAS, NEVADA 89121
TEL. (702) 457-7670

TOWNE TERRACE APTS., L.L.C.
4475 SOUTH PECOS AVENUE
LAS VEGAS, NEVADA 89121
TEL. (702) 457-7876

DELUNA
2675 SOUTH JONES BOULEVARD, SUITE 104
LAS VEGAS, NEVADA 89146
TEL. (702) 255-6242

SHEET 1 OF 1 SHEETS CLV DWG. #	SHEET CONTENTS: TOWN TERRACE APARTMENTS, LLC TOWNE TERRACE SITE PLAN	 DeLUNA ENGINEERING • PLANNING • SURVEYING 3007 SOUTH JONES BLVD., SUITE 104, LAW VILLAGE, N.E.V. 87044, (702) 295-4242	REV.	DATE	DESCRIPTION	CLV APPROVAL

RECEIVED
DEC 26 2007

SDR-26214
02/14/08 PC

LEGEND:

KEY	COMMON NAME	BOT. NAME	SIZE
	FRUITLESS HIBERRY	MORUS ALBA	2' BOX
	ROSEMARY	ROSEMARINUS OFFICINALIS	1 GAL. B
	SATANIA (SANT. COLORED)		PLANT 6
	PERIWINKLE	VIOLA MAJOR	PLANT 6
	PITTOSPORUM	PITTOSPORUM COMPACTA	5 GAL.
	NARROW LEAF OLIVE	EXCALPTUS PATULATA	1' BOX
	OLIVE, FRUITLESS	OLIVA S. JEDIPASSA	1' BOX

NOTES:

1. ALL PLANTING AREAS MUST BE PREPARED TO HAVE 3" DEEP BUST COLORED VOLCANIC GRAVEL OVER BLACK POLYETHYLENE AS GROUND COVER AROUND PLANTS AND TREES.
2. PROVIDE COMPLETE AUTOMATIC WATERING SYSTEM TO ALL PLANTS.
3. ALL PLANTING AREAS TO BE PROPERLY PREPARED AND FERTILIZED TO SUSTAIN LIFE AND GROWTH FOR SIX (6) MONTHS AFTER INSTALLATION.
4. ALL TREES TO BE STAKED FOR SUPPORT.

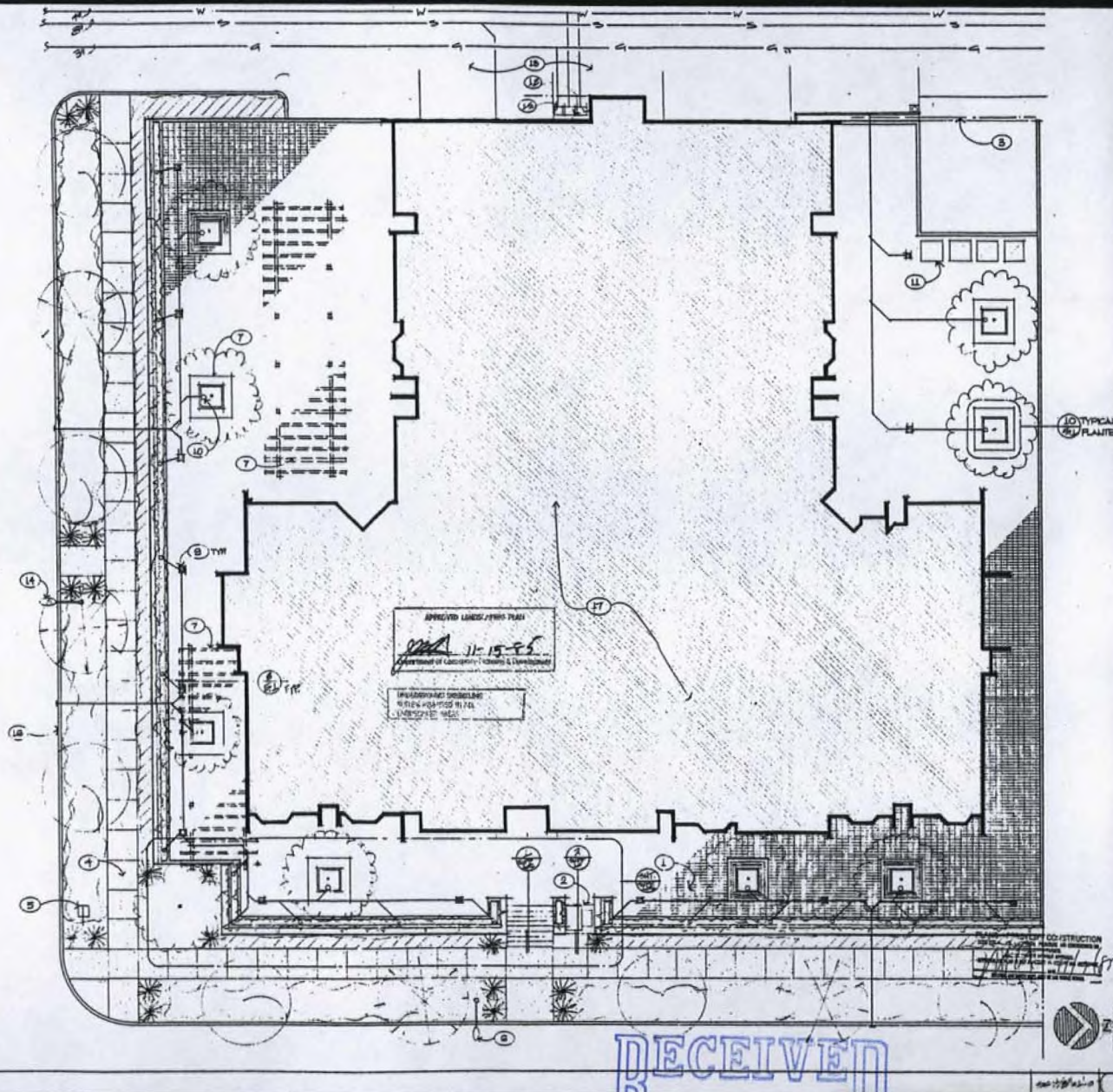
LANDSCAPE NOTES

1/4" = 1' SCALE

1. BRICK TILE PAVING
2. NEW 1" COPPER WIRE CHAIR LIFT - COMPLETED 11/15/85
3. SLIDING CHAIR LIFT - DATE & OPERATOR
4. 4" CONC. WALK TO CITY SPEC'S
5. PULL BOX AS PER CITY REQUIREMENTS
6. EXISTING STREET LIGHT TO REMAIN
7. TROLLEY; SEE DETAIL 8/4.5
8. PLANTER BEAT; SEE DETAIL 10/4.5
9. DECK DRAIN: 12"x12" HD. C.I. DRAIN; P.V.C. DRAIN RUN TO CURB LINE
10. PLANTER DRAIN: TIE PLANTER DRAIN TO DECK DRAIN & DISCHARGE TO CURB
11. ELECTRIC TRANSFORMER
12. WATER METERS
13. ASPHALT SURFACE & BASE OF ALLEY AS PER PUBLIC WORKS STANDARDS
14. NEW STREET LIGHT AS REQ'D BY CITY.
15. ROAD METER
16. EXISTING CURB & BUTTER
17. BUILDING AREA (FRI. FILE BLN - 8'0" (301.0'5'))

KEYNOTES

THIS SHEET 1/1



THIS DRAWING IS AN INSTRUMENT OF SERVICE OF THE ARCHITECT AND NOT A CONTRACT. FOR SMALL PROJECTS THE ARCHITECT'S PROFESSIONAL SEAL IS REQUIRED. ALL RIGHTS RESERVED. ©

ARCHITECT
GARY G. WILSON
1400 S. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NEVADA 89102

TOWNE TERRACE
RESIDENTIAL UNITS
for L.A. LAND COMPANY
NOTES: PLANTING TO BE COMPLETED WITHIN 6 MONTHS
CITY OF LAS VEGAS, NEVADA

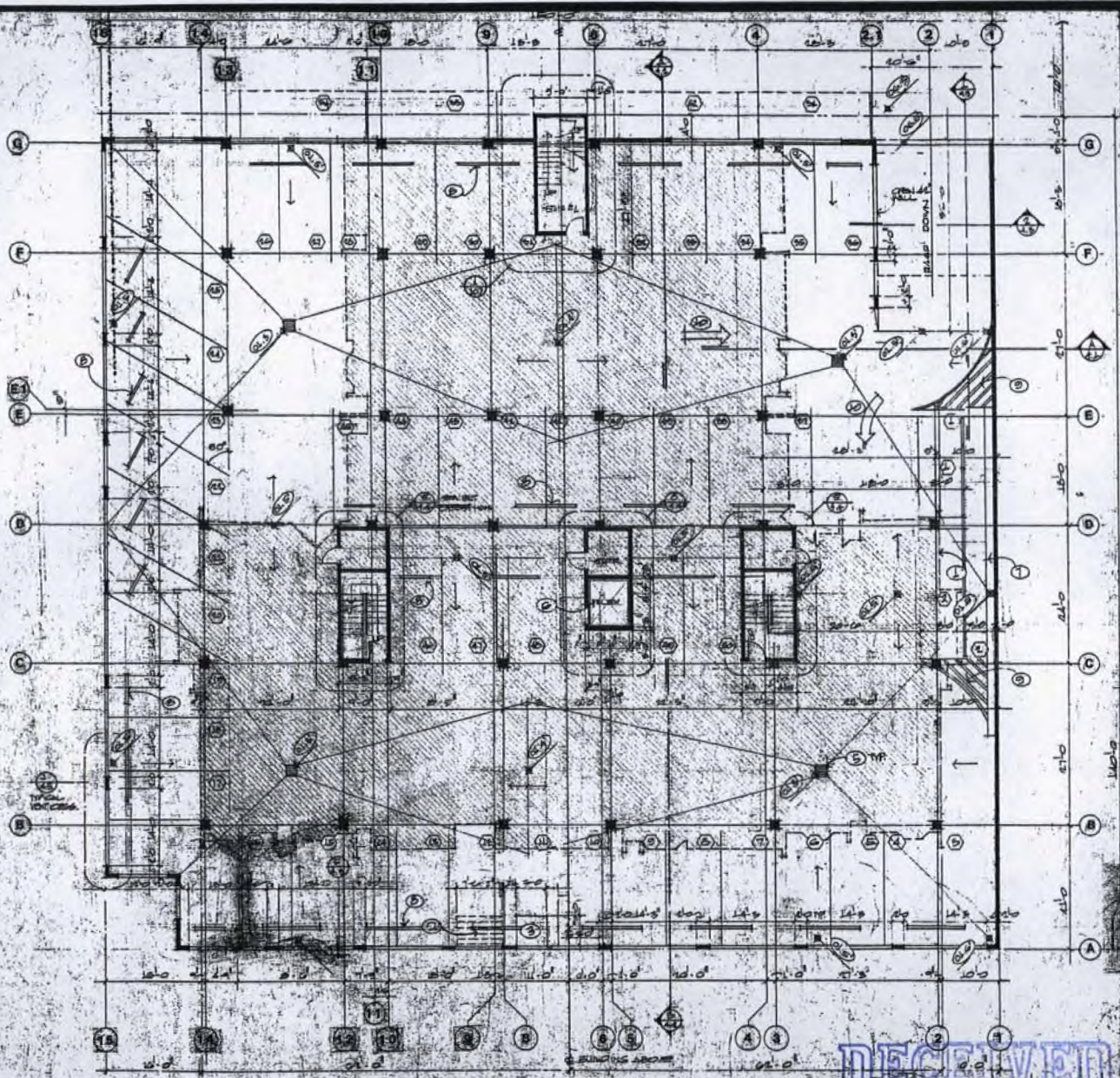
PROJECT NUMBER: 6148531
DRAWN BY: J. BUNKE
CHECKED BY: J. BUNKE
DATE: 24 FEB 87

REVISIONS:
A. NO SIGN OF REVISION
PRINTED
OCT 14 1985

SEAL OF GARY G. WILSON
REGISTERED ARCHITECT
STATE OF NEVADA

RECEIVED
DEC 26 2007

SDR-26214
02/14/08 PC



SUBTERRANEAN PARKING PLAN

- 1 LINE OF BLUE ABOVE
- 2 LINE OF STAIRS ABOVE SHOWN
- 3 WHEELCHAIR LIFT PLATFORM
- 4 ① DESIGNATES NUMBER OF PARKING SPACES & SHEET NO. ONLY. 150 CARS ONLY
- 5 FLOOR DRAIN SHOWN
- 6 EXISTING 2000A 150T/PM ELEVATOR SHAFTS. ELEVATOR PLUMBING & 2 STORY HIGH RISE SHAFTS ALSO INSTALLED. SEE MFR. (ADVANCE ELEVATOR) FOR SPECIFICATIONS & INSTALLATION DETAILS.
- 7 STRUCTURAL FRAMES - SEE ELEC.
- 8 HORIZONTAL STAIRS (CRITICAL)
- 9 PAINT STRIPES
- 10 PAINTED ARROWS

PROVIDE EMERGENCY LIGHTING WITH SEPARATE SOURCE OF POWER

PARKING PROVIDED

- SUBTERRANEAN PARKING: 50 SPACES
- PARKING ALONG ALLEYWAY: 4 SPACES
- TOTAL: 54 SPACES

SPECIAL NOTE REGARDING RESTART OF CONSTRUCTION:

THIS FLOOR IS PRESENTLY 95% COMPLETE

PRIMARY NEEDING BUT NOT LIMITED TO THE FOLLOWING:

1. CLEAN UP
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. FOR THE STRIPING AND PRECISE CURBS.
4. COMPLETION OF MARKING OPERATION OF ALL ELECTRICAL CIRCUITS.
5. REPAIR AND COMPLETION OF GED DRAINING AND FLOOR DRAINING.
6. REPAIR AND COMPLETION OF STAIR WELLS.

PLANS APPROVED - CONSTRUCTION
 1. ALL NECESSARY PERMITS OBTAINED
 2. ALL NECESSARY INSURANCE OBTAINED
 3. ALL NECESSARY BONDS OBTAINED
 4. ALL NECESSARY SURETY OBTAINED

THIS DRAWING IS AN INSTRUMENT OF SERVICE PREPARED FOR ARCHITECT AND HIS CLIENT, AND SHALL BEAM THE PROPERTY OF THE ARCHITECT. ALL RIGHTS RESERVED ©

ARCHITECT
GARY GUY WILSON
 1355 Spring Ave. S. Suite 200
 Las Vegas, NV 89102
 (702) 735-1111

TOWNE TERRACE
 RESIDENTIAL UNITS
 for L.A. LAND COMPANY
 NOTED APPROVAL OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE, VERIFY IN FIELD.
 CITY OF LAS VEGAS

PROJECT: 6148531
 DRAWN BY: J. BURKE
 CHECKED BY: J. BURKE
 DATE: 24 FEB 01

REVISIONS
 1. 24 FEB 01
 2. 14 MAR 01
 3. 14 MAR 01
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GARY GUY WILSON
 ARCHITECT
 STATE OF NEVADA

2.1

DEC 26 2007

SDR-26214
 02/14/08 PC

**SPECIAL NOTE REGARDING
RESTART OF CONSTRUCTION:**

**THIS FLOOR IS PRESENTLY 85%
COMPLETE**

**PRIMARY NEEDING BUT NOT
LIMITED TO THE FOLLOWING:**

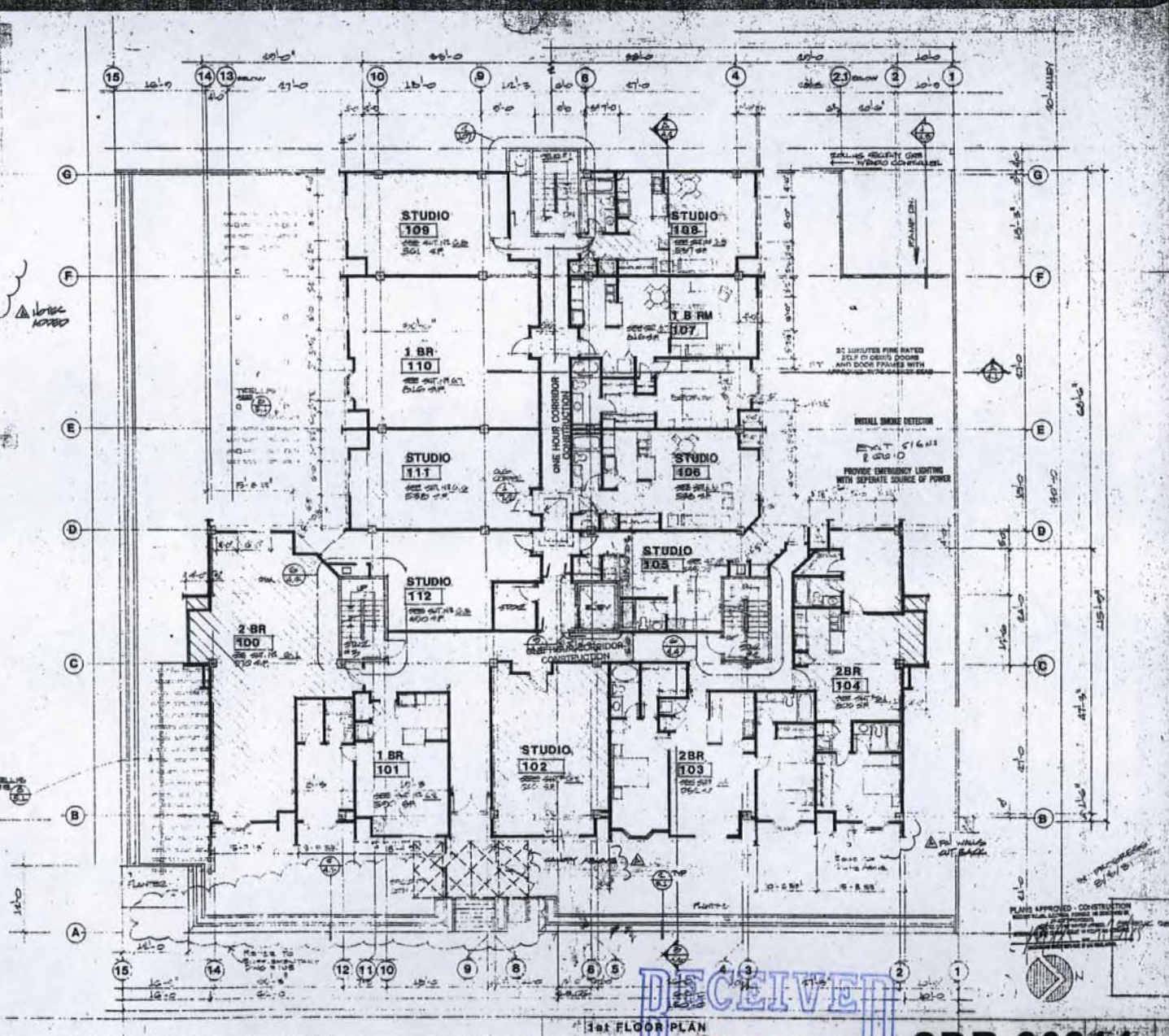
1. CLEAN-UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. DEMOLITION AND REPLACEMENT OF ROOF PORTIONS UP
TO 50' SO, WALLS/DOORS, WINDOWS AND CORNICES.
4. REPLACEMENT OF LIGORS WITH OBSERVATION APPLIES
INSIDE. ALL CORRIDOR WINGS TO PAINTWORK
ELECTRIC 20 AMP. RATHER WITH LIGORS AND
PREFORMERS.
5. INSTALLATION OF ALL FLOOR COVERINGS.
6. FURNISHMENT OF WORKING OPERATION OF ALL
ELECTRICAL CIRCUITS.
7. REPAIR AND COMPLETION OF UNFINISHED AND MISSING
OF CORRIDOR UNITS.
8. REPAIR AND COMPLETION OF HANGING 1 FT AT ENTRY.
9. COMPLETION OF ENTRY STAIRS AND H.A. LANDINGS,
TRAVELERS, PLANTERS, ETC.
10. REPAIR AND COMPLETION OF ALL INSTALLATION AND
DRAINAGE SYSTEMS.
11. REPAIR AND COMPLETION OF STAIRWELLS.
12. APPLICATION OF STUCCO COAT TO EXISTING
PLANTERS.
13. REPAIR AND COMPLETION OF ALL EXISTING CLIMATE
WALL SYSTEMS.
14. INSTALLATION OF PAINTS WITH NEIGHBORING
OVER EXISTING CONCRETE SURFACES.

THE FLOOR AREAS:

TOTAL AREA CHANGED DECK
TOTAL ENCLOSED WINGS ARE 11,444 SF
PERCENT RATIO AREAS
BUT, AREA CLOSURE
BUT, DECK AREAS

NET DWELLING UNIT AREAS: 9,427 SF
NET CIRCULATION + TIDAL AREAS 1,757 SF

(WINGS 2/5/10 - 2/5/4/7/11)



1st FLOOR PLAN

THIS DRAWING IS AN
INSTRUMENT OF SERVICE
AS PREPARED BY THE ARCHITECT
AND THE CLIENT,
AND SHALL REMAIN THE
PROPERTY OF THE ARCHITECT.
ALL RIGHTS RESERVED. ©

ARCHITECT
GARY GUY WILSON
1334 Spring St., Suite 200
Los Angeles, CA 90012

TOWNE TERRACE
RESIDENTIAL UNITS
for: **L.A. LAND COMPANY**
NOTES APPROX. 75% OF WORK COMPLETED BY THESE
PLANS IS NOW COMPLETE. VISIT M. FIELD.

PROJECT: 6148831
DRAWN BY: J. BURKE
CHECKED BY: J. BURKE
DATE: 24 FEB 81

REVISIONS
A. REVISIONS
PRINTED
OCT 14 1985



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DEC 26 2007

SDR-26214
02/14/08 PC

**SPECIAL NOTE REGARDING
RESTART OF CONSTRUCTION:**

2ND FLOOR IS PRESENTLY 85% COMPLETE

PRIMARYLY NEEDING BUT NOT
LIMITED TO THE FOLLOWING :

1. CLEAN-UP.
2. COMPLETION OF ALL BUILDING SYSTEMS.
3. REMEDIATION AND REPLACEMENT (IF SOME PORTIONS OF
APPROX. 20 MILLS/CELLULOSE, CABINETS AND COATINGS.
4. REPLACEMENT OF DOORS WITH ALUMINUM + PANEL
REPAIR ALL COMPROMISED ROOMS TO MAINTAIN
EXISTING OR ALN. BATTERIES WITH CHLORINE
AND PEROXIDE.
5. INSTALLATION OF ALL FLOOR COVERINGS.
6. CONFIRMATION OF WORKING OPERATION OF ALL
ELECTRICAL CIRCUITS.
7. REPAIR AND COMPLETION OF DUCTWORK AND BITTING
OF CONDENSED UNITS.
8. REPAIR AND COMPLETION OF STAIRWELLS.
9. REPAIR AND COMPLETION OF ALL EXTERIOR WINDOW
MIL SYSTEMS.

**SPECIAL NOTE REGARDING
RESTART OF CONSTRUCTION:**

3RD FLOOR IS PRESENTLY 75% COMPLETE

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

- [illegible]

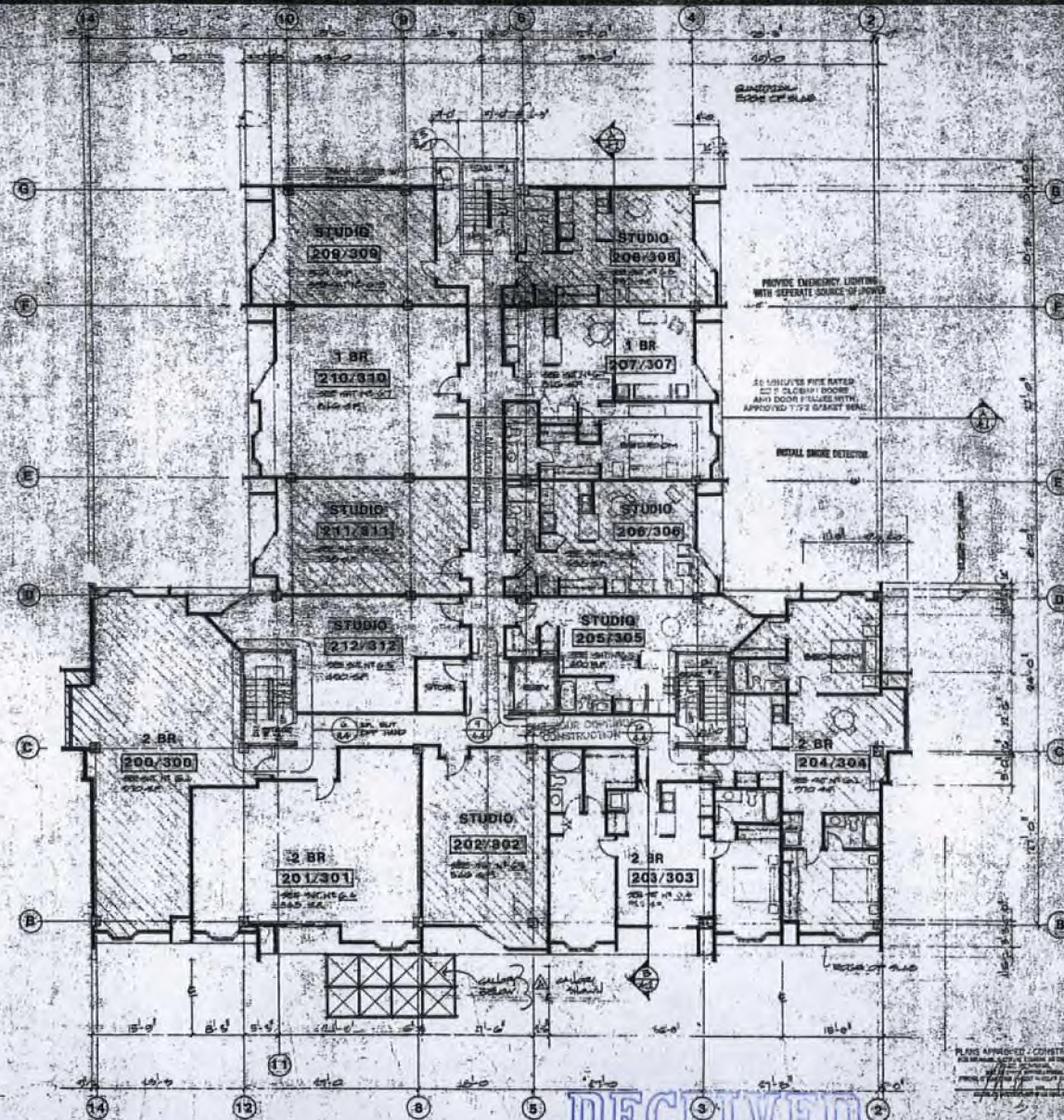
THE FLOOR ABOVE

TOTAL EMPLOYER SHARE	10,300.00
TOTAL SALARY FOR CLOTH.	175.00
ADDITIONAL SALARY \$250	1,000.00
TOTAL	11,475.00

NET DWELLING UNIT REB.	1	9,000	AP
NET CUR & SPECIAL INTL	1	1,250	AP

5TH FLOOR AGS

1. NAME: PRATHAP



DECLIVED

TYPICAL 2nd & 3rd FLOOR PLANS

THE UNIVERSITY OF CHICAGO PRESS
1207 EAST 58TH STREET, CHICAGO, ILL. 60637
TEL: (312) 937-1234 FAX: (312) 937-1441
WWW.UCHICAGO.PRESS.EDU
COURTESY OF THE UNIVERSITY OF CHICAGO PRESS
A. J. ROSENTHAL, F. A. J. ROSENTHAL, JR.

GARY GUY WILSON
1255 54th Ave. S.E. Burle 30
Burle 30
Burle 30

TOWNE TERRACE
RESIDENTIAL UNITS
for: **L.A. LAND COMPANY**

NOTE! APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS NOW COMPLETE. VISITRY IN FIELD.

CITY OF LAS VEGAS NEVADA

0148531
 J. BURKE
 ORG.
 24 FEB 81

PRINTED
OCT 14 1985

PRIMARILY NEEDING BUT NOT LIMITED TO THE FOLLOWING :

- 1. ALL SYSTEMS WITH TWO FULL-TRANSFORMED CONCRETE
DRUM SYSTEMS.
- 2. EXTENDED CONCRETE WALL SYSTEM.
- 3. ALL PROVISIONS AND FINISHES.
- 4. ALL SYSTEMS WITH TWO FULL-TRANSFORMED CONCRETE
DRUM SYSTEMS.

△ NOTES ADDED

WITS REVERSED

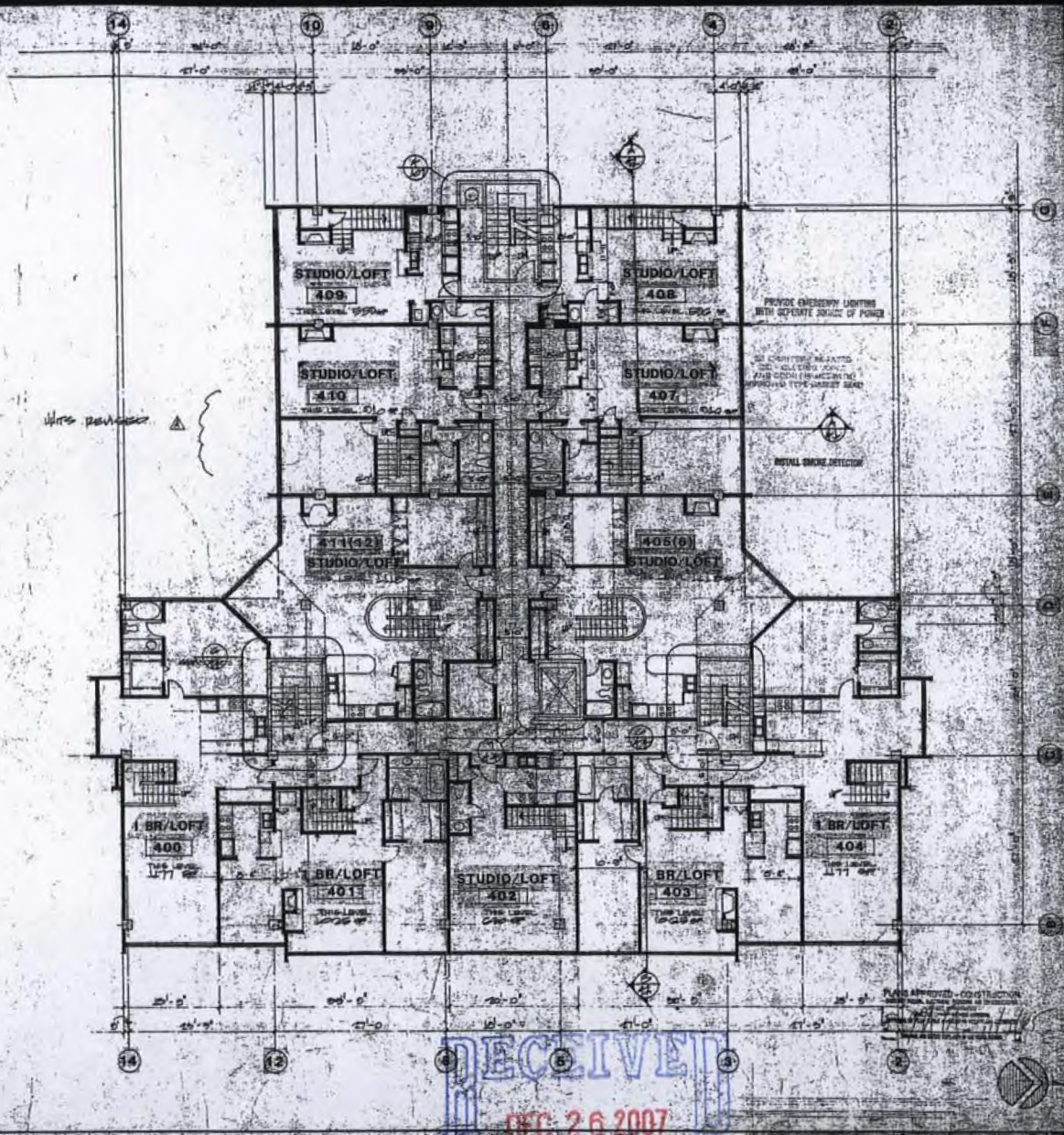
4TH FLOOR AREA

TOTAL SULLOED BUDGETS: 1/2,500

NET DWELLING UNIT AREA: 10,015

NET DIRC & GENERAL DIRC: 1,000

10,015



1. The first step is to identify the problem. In this case, the problem is that the system is not working properly. The user has reported that the system is not working properly, and the user has provided some information about the problem. The first step is to identify the problem, and the user has provided some information about the problem. The first step is to identify the problem, and the user has provided some information about the problem.

ARCHITECT
1705 S. 7th St.
Tulsa, Okla. 74106

GARY GUY WILSON
ATTORNEY AT LAW
1024 E. 10th Ave., 2nd Fl.
Tulsa, Okla. 74106

TOWNE TERRACE
RESIDENTIAL UNITS
for: L.A. LAND COMPANY

PROJECT
NUMBER 0148531
D-3-VM
JCB J. BURKE
CARTAGE
ON 12-12
ONG

REVISIONS

PRINTED
OCT 14 1995

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DEC 26 2007

SDR-26214
02/14/08 PC

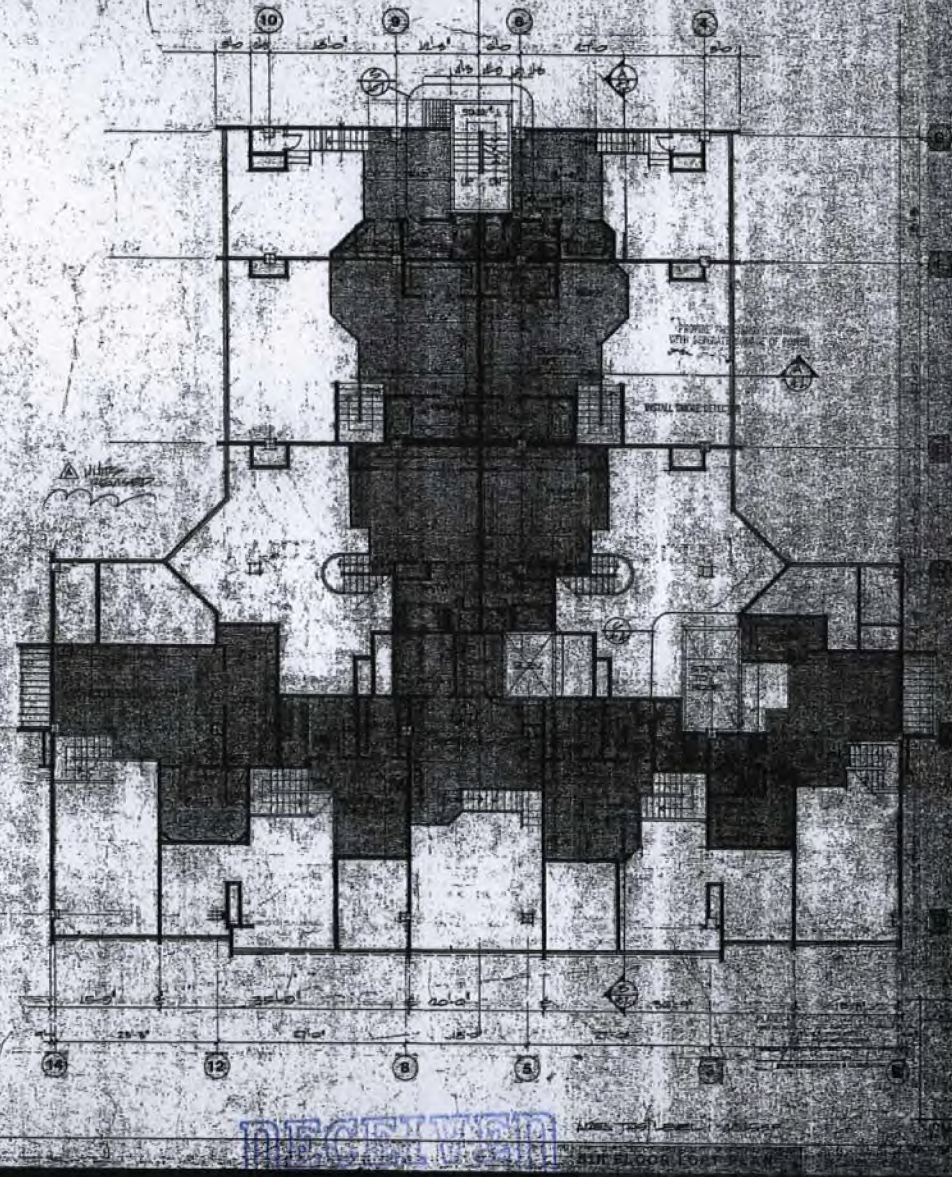
**SPECIAL NOTE REGARDING
RESTART OF CONSTRUCTION:**

**THIS FLOOR IS PRESENTLY 15%
COMPLETE**

**PRIMARILY NEEDING BUT NOT
LIMITED TO THE FOLLOWING:**

1. ALL SYSTEMS OTHER THAN MECHANICAL SYSTEMS
2. MECHANICAL SYSTEMS
3. ALL MECHANICAL AND ELECTRICAL
4. ALL MECHANICAL, ELECTRICAL, AND MECHANICAL SYSTEMS

A large window



GARY G. WILSON
ARCHITECT
No. 10,000
STATE OF NEVADA

**TOWNE TERRACE
RESIDENTIAL UNITS**
for: L.A. LAND COMPANY
NOTES APPROVAL 75% OF WORK REQUIRED BY THESE
PLANS IS NOT COMPLETE, VERIFY IN FIELD.
CITY OF LAS VEGAS

5148531
J. BURKE
ORIG. 24 FEB 81
IN JUNE 81
PRINTED
OCT 14 1985



2.5

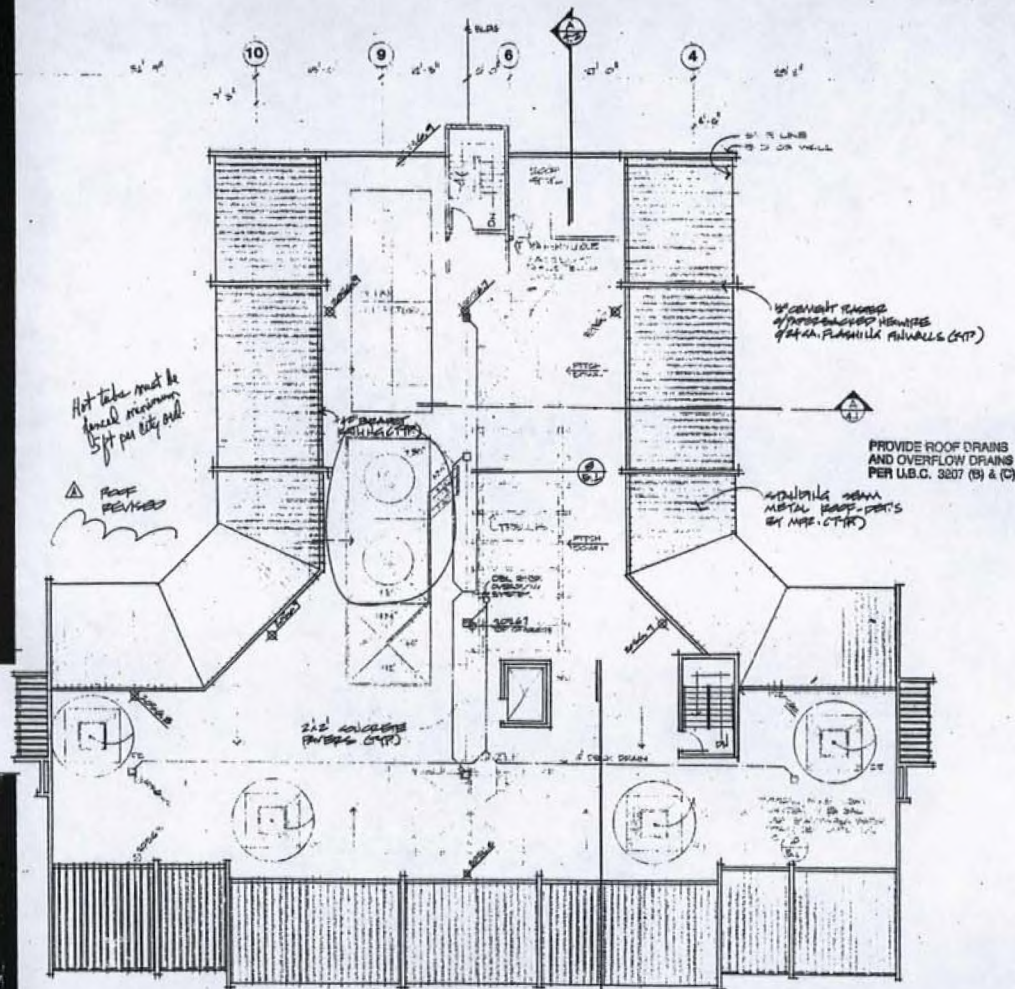
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DEC 26 2007

**SDR-26214
02/14/08 PC**

**SPECIAL NOTE REGARDING
RESTART OF CONSTRUCTION:**
**THIS FLOOR IS PRESENTLY 0%
COMPLETE**

**PRIMARILY NEEDING BUT NOT
LIMITED TO THE FOLLOWING:**

1. FINISH WORK ON EXTERIOR VENTERS.
2. REPAIR WORK ON EXTERIOR ROOF OF EXTERIOR.
3. INSTALLATION OF EXTERIOR WALLS, ROOFING, ETC.
4. FINISH WORK ON EXTERIOR.
5. FINISH WORK ON EXTERIOR ROOFING.
6. FINISH WORK ON EXTERIOR ROOFING.
7. FINISH WORK ON EXTERIOR ROOFING.
8. FINISH WORK ON EXTERIOR ROOFING.



PLANS APPROVED - CONSTRUCTION
REVISIONS
DATE OF REVISION

RECEIVED
DEC 26 2007

SDR-26214
02/14/08 PC

PROJECT NO. 02-000000-0000
DATE OF ISSUE 02/14/08
PROJECT NAME TOWNE TERRACE
PROJECT LOCATION 1000 S. RIVIERA DRIVE
PROJECT CITY LAS VEGAS, NV

GARY GUN...
CITY OF LAS VEGAS

**TOWNE TERRACE
RESIDENTIAL UNITS**
for: L.A. LAND COMPANY
NOTE APPROX. 75% OF WORK REQUIRED BY THESE
PLANS IS NOW COMPLETE. VERIFY IN FIELD.
CITY OF LAS VEGAS
NEVADA

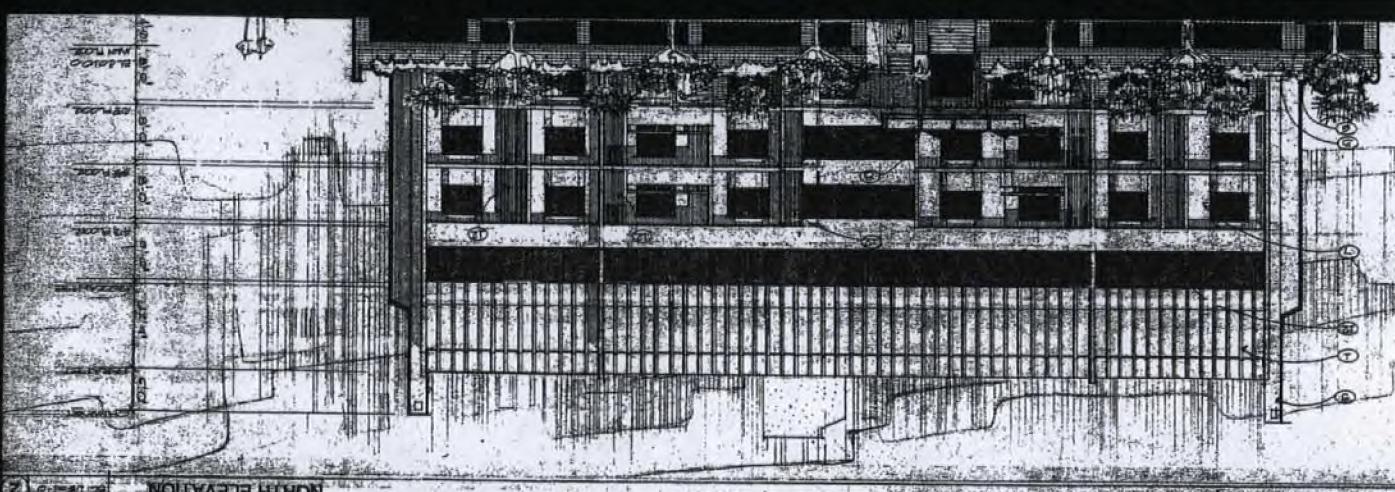
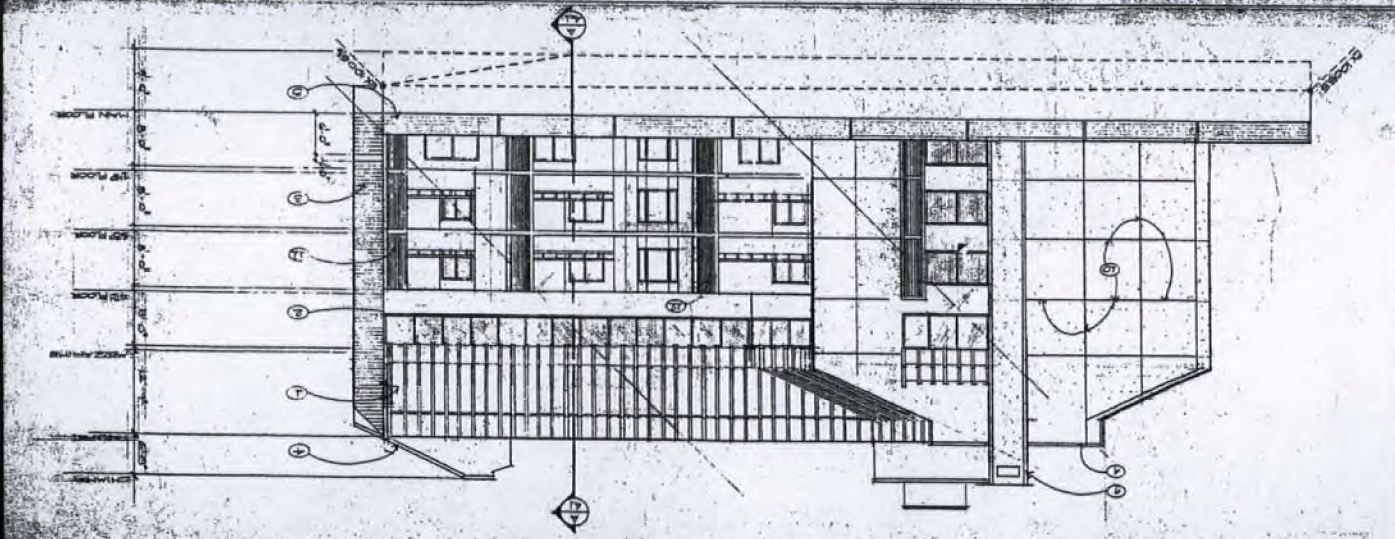
6148931
J. BURKE
CHRG. 24 FEB 81
A. BURKE
PRINTED
OCT 14 1985

GARY G. WILSON
REGISTERED
DATE OF REVISION

KEYNOTES

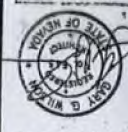
THIS SHEET ONLY

1. EXISTING CONCRETE FLOOR
2. EXISTING CONCRETE WALL
3. EXISTING CONCRETE COLUMN
4. EXISTING CONCRETE BEAM
5. EXISTING CONCRETE SLAB
6. EXISTING CONCRETE ROOF
7. EXISTING CONCRETE FOUNDATION
8. EXISTING CONCRETE RETAINING WALL
9. EXISTING CONCRETE CURB
10. EXISTING CONCRETE DRIVE
11. EXISTING CONCRETE SIDEWALK
12. EXISTING CONCRETE PAVEMENT
13. EXISTING CONCRETE DRIVE
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99. EXISTING CONCRETE DRIVE
100. EXISTING CONCRETE SIDEWALK



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GARY E. JOHNSON
ARCHITECT

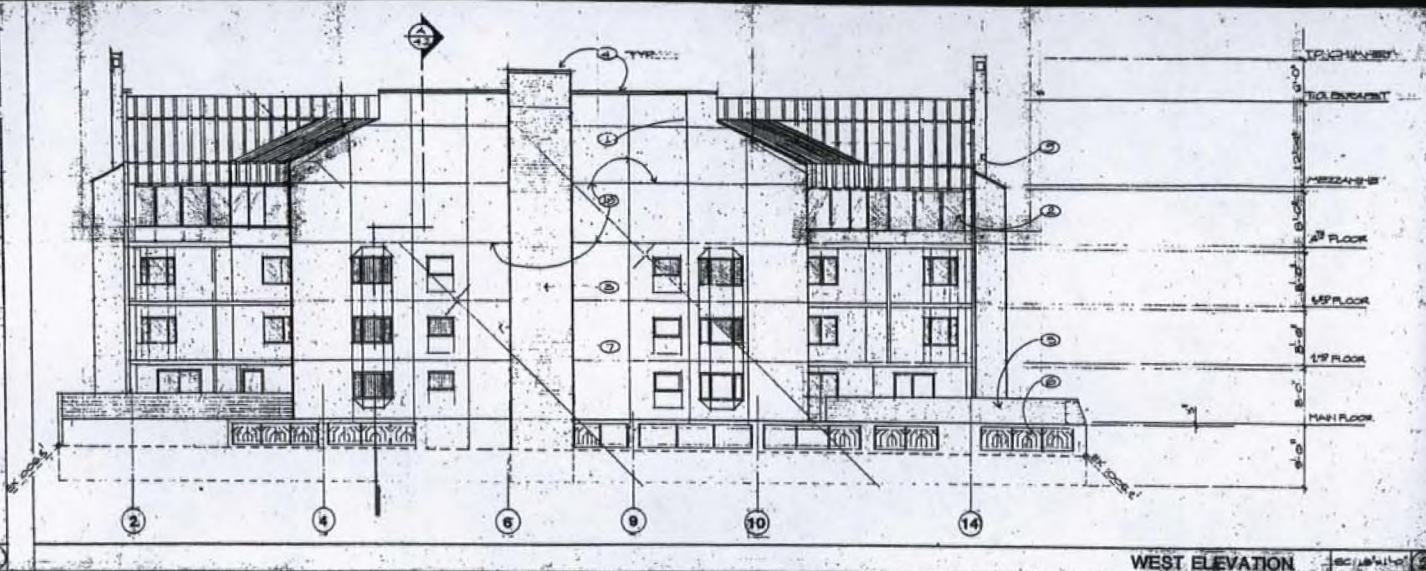
ARCHITECT

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KEYNOTES THIS SHEET ONLY

1. STAINLESS STEEL METAL ROOF DETAILS
2. ALUMINUM WINDOW FRONT GLAZING
3. REINFORCED CONCRETE JOIST TOPS
4. 2" X 2" ALUMINUM FLASHING
5. REINFORCED CONCRETE PLANTER WALL
6. 3" WOOD FLOOR DECK
7. 1/2" STUCCO / WELDED WIRE
8. ENTRANCE CANOPY
9. STAINLESS STEEL
10. 1/2" REINFORCED CONCRETE JOIST
11. 2" X 4" FIBERGLASS BRACKET
12. STAINLESS STEEL WASH TUB SCREEN
13. LANDSCAPE LIGHT
14. REINFORCED CONCRETE

NOTES:
1. SHOW VERTICAL ALL NEW & EXISTING
2. DIMENSIONS



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ARCHITECT
GARY GUY WILSON
1111 S. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NEVADA 89101
TEL: 702.735.1111
FAX: 702.735.1112
WWW.GUYWILSONARCHITECTS.COM

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RESIDENTIAL UNITS
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CITY OF LAS VEGAS

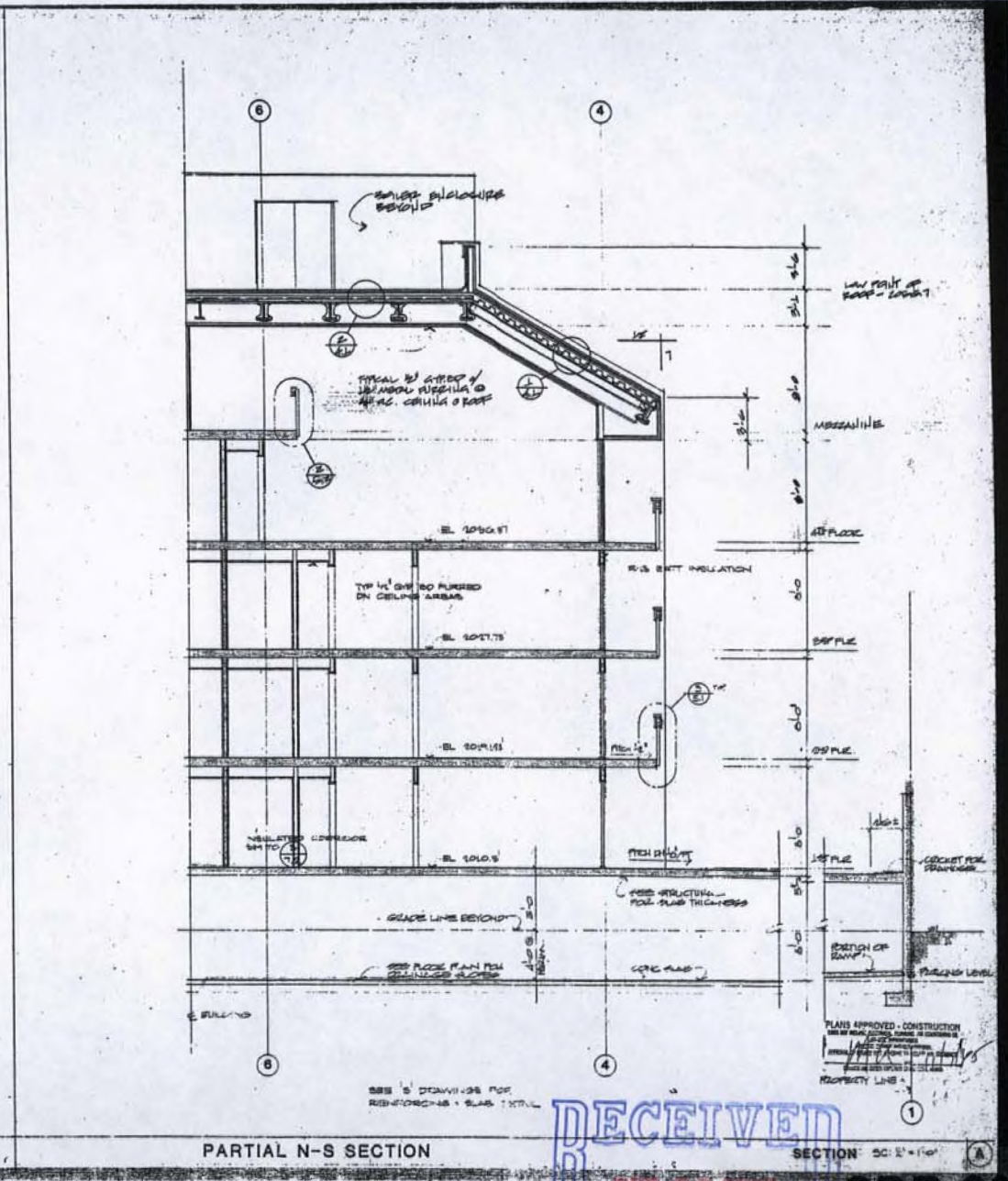
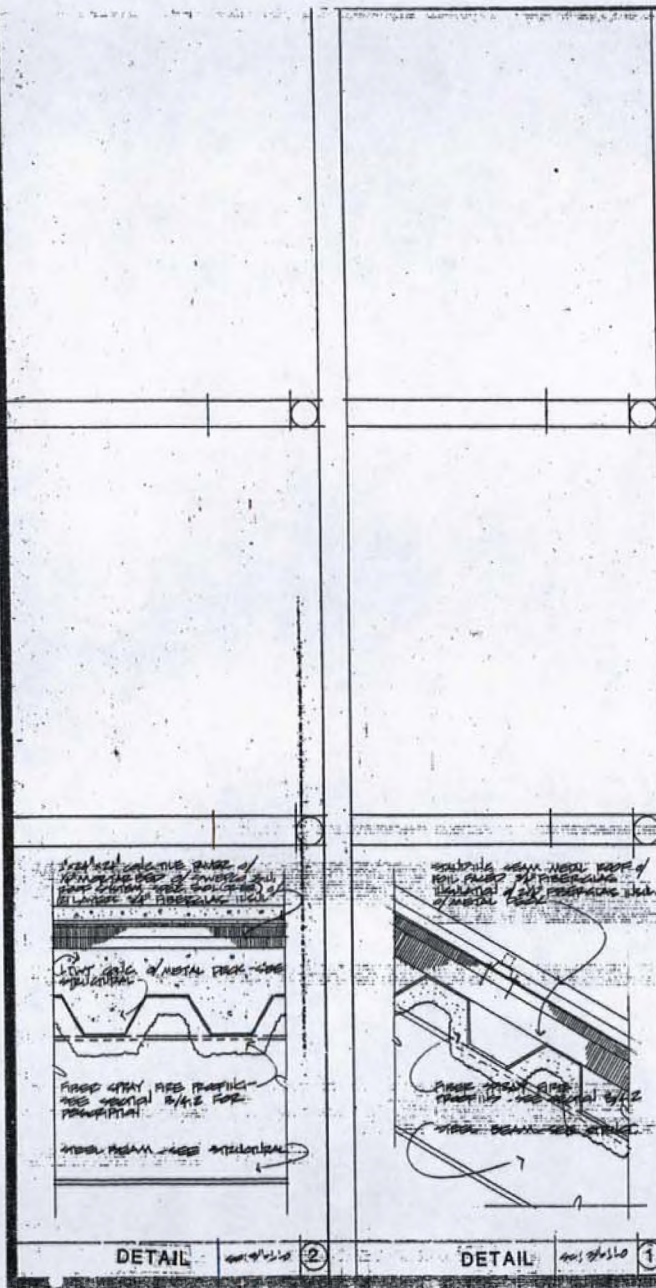
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ARCHITECT
 GARY & WILSON
 1000 S. LAS VEGAS BLVD.
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 735-1111

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NOTE: APPROX. 75% OF WORK REQUIRED BY THESE PLANS IS TO BE COMPLETED BY THE CITY OF LAS VEGAS.

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GARY & WILSON
 1000 S. LAS VEGAS BLVD.
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 735-1111

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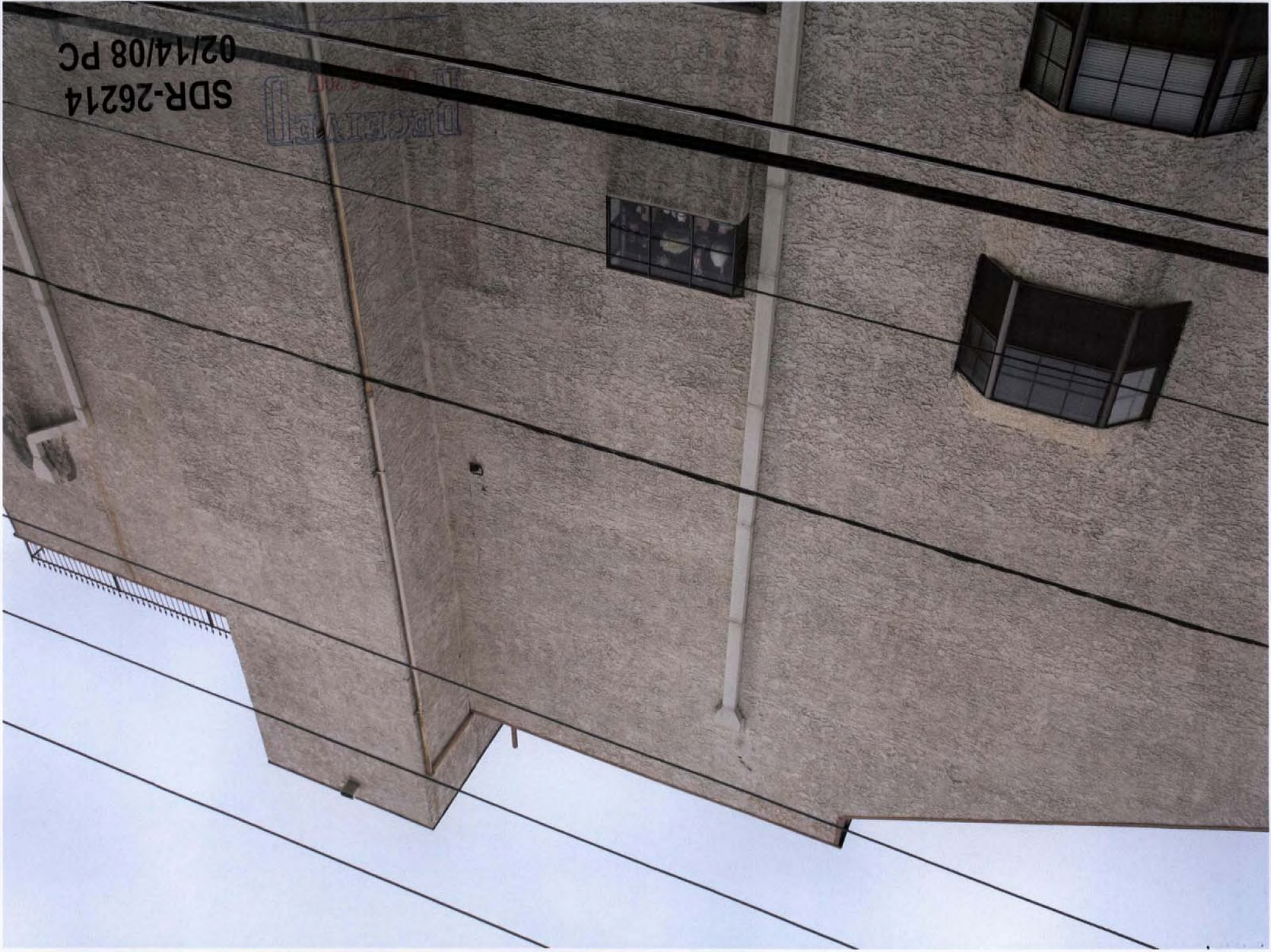


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