



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Zone Change

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-401-007 thru 009 **Ward #** 6

General Plan: Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

Additional Information _____

Property Owner SDE 50057 Irrevocable Business Trust **Contact** David Cabral

Address 6325 S. Jones Blvd., Suite 500 **City** Las Vegas **State** NV **Zip** 89118

E-mail djce@aamcomlv.com **Phone** 702-731-3163

Applicant Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

Address 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

E-mail angela.pinley@mdch.com **Phone** 702-240-5605

Representative Westwood Professional Services **Contact** Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

E-mail lvproc@westwoodps.com **Phone** 702-284-5300

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

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City Official _____ **Partner(s)** _____

Partner(s) _____

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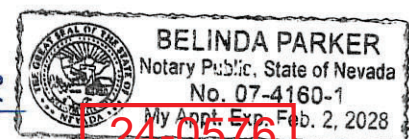
Print Name DAVID J. CABRAL Marym TTEE

Subscribed and sworn before me

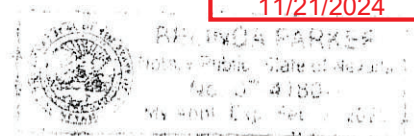
This 30th day of OCTOBER, 2024

Belinda Parker

Notary Public in and for said County and State



24-0576
11/21/2024





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Address 6325 S. Jones Blvd., Suite 500 City Las Vegas State NV Zip 89118

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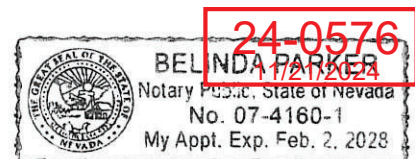
Print Name David J. Cabral, Manager TEE

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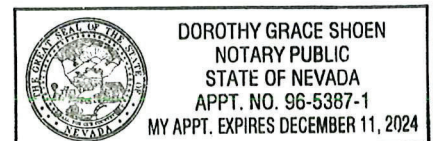
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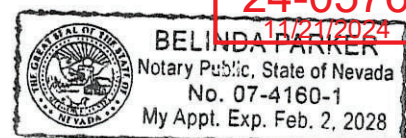
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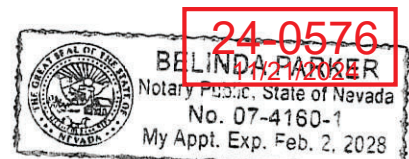
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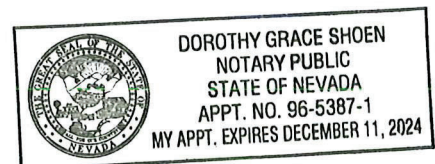
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

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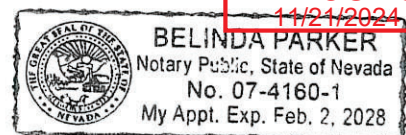
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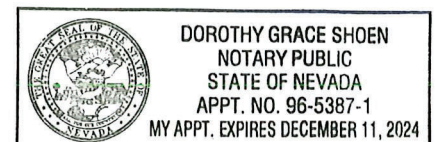
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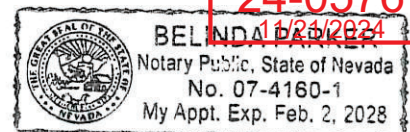
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-401-007 thru 009 Ward # 6

General Plan: Existing PCD Proposed L Zoning: Existing PCD Proposed R-SL

Additional Information _____

Property Owner SDE 60016 Irrevocable Business Trust Contact David Cabral

Address 6325 S. Jones Blvd., Suite 500 City Las Vegas State NV Zip 89118

E-mail djc@aamcomlv.com Phone 702-731-3163

Applicant Richmond American Homes of Nevada, Inc. Contact Angela Pinley

Address 770 E. Warm Springs, Suite 240 City Las Vegas State NV Zip 89119

E-mail angela.pinley@mdch.com Phone 702-240-5605

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

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) _____

Partner(s) _____

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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

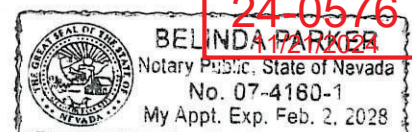
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name David J. Casrag, Managing TEE

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0576 11/21/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-02-801-019 **Ward #** 6

General Plan: Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

Additional Information _____

Property Owner Khusrow Roohani Family Trust **Contact** _____

Address 9500 Hillwood Drive, Suite 201 **City** Las Vegas **State** NV **Zip** 89134

E-mail _____ **Phone** _____

Applicant Richmond American Homes of Nevada, Inc. **Contact** Angela Pinley

Address 770 E. Warm Springs, Suite 240 **City** Las Vegas **State** NV **Zip** 89119

E-mail angela.pinley@mdch.com **Phone** 702-240-5605

Representative Westwood Professional Services **Contact** Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100 **City** Las Vegas **State** NV **Zip** 89118

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Property Owner Signature Khusrow Roohani

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

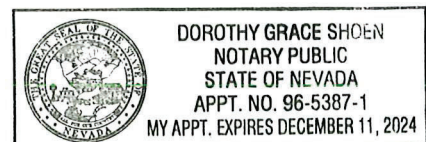
Print Name Khusrow Roohani

Subscribed and sworn before me

This 30th day of October, 2024

Dorothy Grace Shoen

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-401-007 thru 009 Ward # 6

General Plan: Existing PCD Proposed L Zoning: Existing PCD Proposed R-SL

Additional Information _____

Property Owner SDE 50057 Irrevocable Business Trust Contact David Cabral

Address 6325 S. Jones Blvd., Suite 500 City Las Vegas State NV Zip 89118

E-mail djc@aamcomlv.com Phone 702-731-3163

Applicant Richmond American Homes of Nevada, Inc. Contact Angela Pinley

Address 770 E. Warm Springs, Suite 240 City Las Vegas State NV Zip 89119

E-mail angela.pinley@mdch.com Phone 702-240-5605

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100 City Las Vegas State NV Zip 89118

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Partner(s) _____

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Property Owner Signature

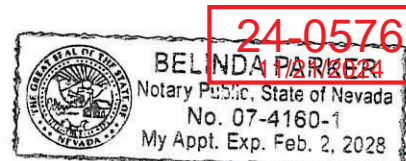
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name DAVID J. CABRAL, Manager, TEE

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli Proposed Use Single Family Residential

Assessor's Parcel #(s) 126-01-401-007 thru 009 Ward # 6

General Plan: Existing PCD Proposed L Zoning: Existing PCD Proposed R-SL

Additional Information _____

Property Owner SDE 60016 Irrevocable Business Trust Contact David Cabral

Address 6325 S. Jones Blvd., Suite 500 City Las Vegas State NV Zip 89118

E-mail djc@aamcomlv.com Phone 702-731-3163

Applicant Richmond American Homes of Nevada, Inc. Contact Angela Pinley

Address 770 E. Warm Springs, Suite 240 City Las Vegas State NV Zip 89119

E-mail angela.pinley@mdch.com Phone 702-240-5605

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5725 W. Badura Ave., Suite 100 City Las Vegas State NV Zip 89118

E-mail lvproc@westwoodps.com Phone 702-284-5300

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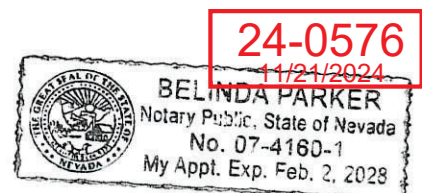
Print Name DAVID J. CABRAL Maryann J. TEE

Subscribed and sworn before me

This 30th day of OCTOBER, 2024

Belinda Parker

Notary Public in and for said County and State





DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

24-0576
11/21/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Vacation

Project Address (Location) Iron Mountain and Puli

Project Name Iron Mountain and Puli **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-02-801-019 **Ward #** 6

General Plan: Existing PCD Proposed L **Zoning:** Existing PCD Proposed R-SL

Additional Information _____

Property Owner Khusrow Roohani Family Trust **Contact** _____

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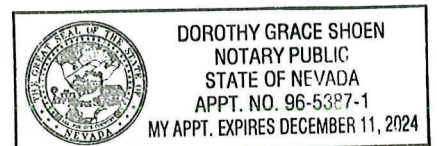
Print Name Khusrow Roohani

Subscribed and sworn before me

This 30th day of October, 2024

Dorothy Grace Shoen

Notary Public in and for said County and State



WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-02-801-018, 019, AND 126-02-899-002

EXHIBIT "A"

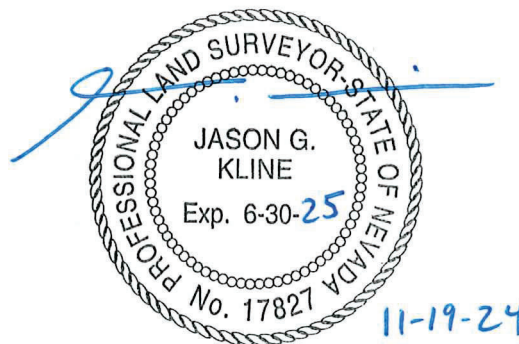
EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

DESCRIPTION

THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1164869, RECORDED MAY 24, 1957, IN BOOK 129 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 106520.

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

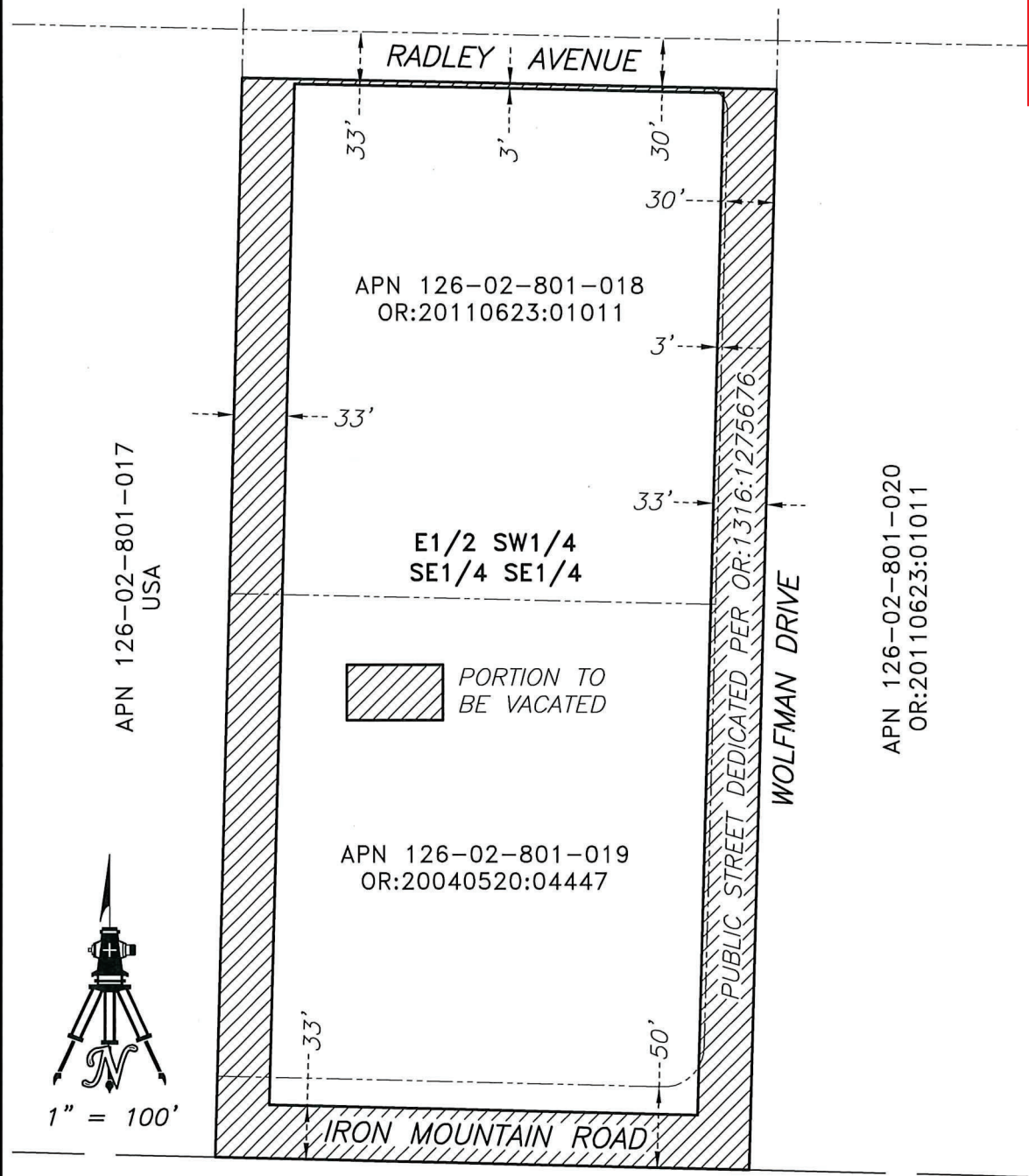
JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



24-0576
11/21/2024

APN: 126-02-801-018, 019, AND 126-02-899-002
PATENT EASEMENT VACATION - OR:129:106520

24-0576
11/21/2024



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-02-801-020

24-0576
11/21/2024

EXHIBIT "A"

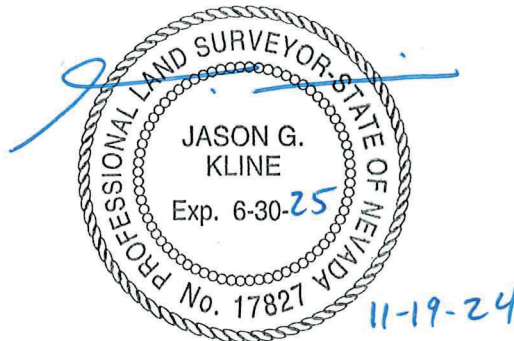
EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

DESCRIPTION

THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1158758, RECORDED JULY 5, 1956, IN BOOK 100 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 82788.

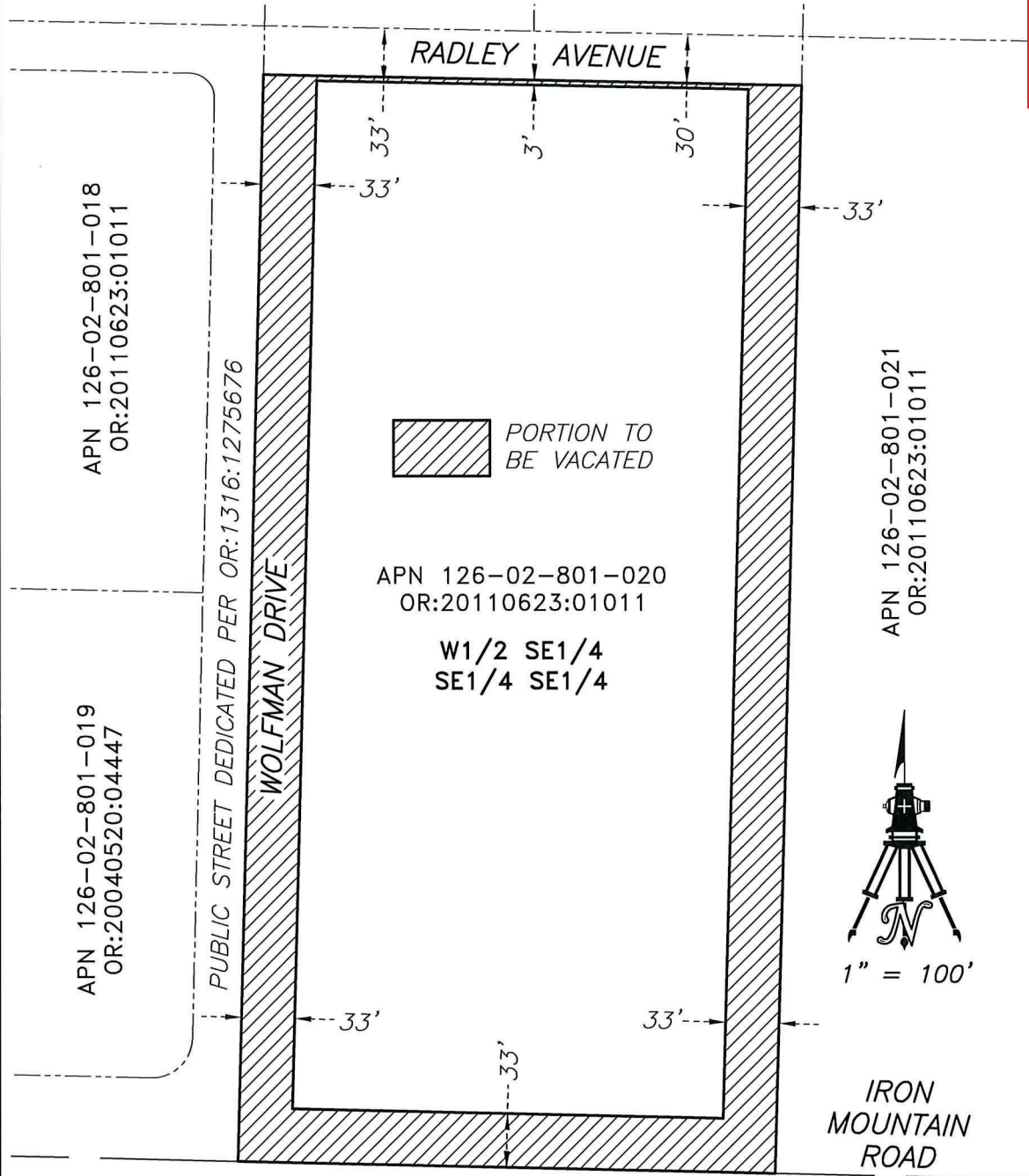
EXCEPTING THEREFROM THE NORTH 30.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 126-02-801-020
PATENT EASEMENT VACATION - OR:100:82788

24-0576
11/21/2024



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-02-801-021

24-0576
11/21/2024

EXHIBIT "A"

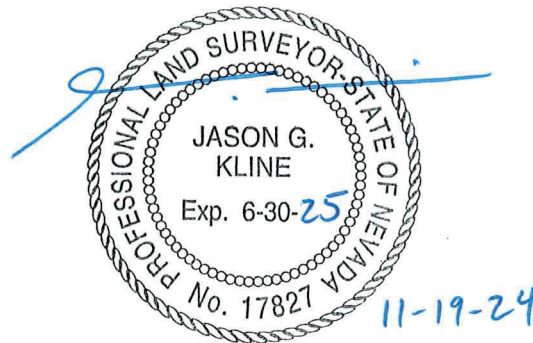
EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

DESCRIPTION

THE NORTH, SOUTH, EAST, AND WEST 33.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1165452, RECORDED AUGUST 20, 1965 IN BOOK 652 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 524278.

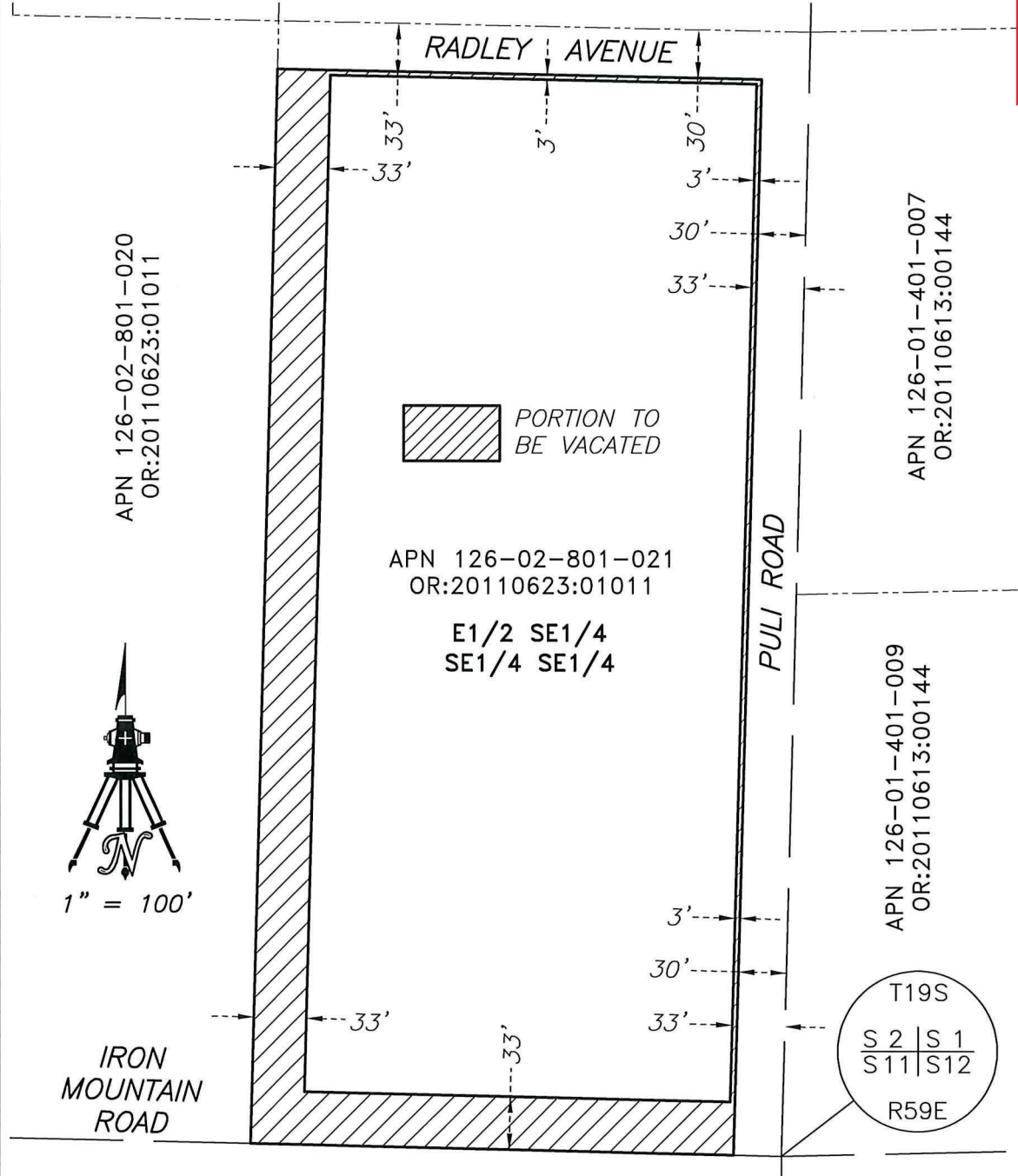
EXCEPTING THEREFROM THE NORTH 30.00 FEET, AND THE EAST 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 126-02-801-021
PATENT EASEMENT VACATION - OR:652:524278

24-0576
11/21/2024



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-01-401-007, 008, AND 009

EXHIBIT "A"

24-0576
11/21/2024

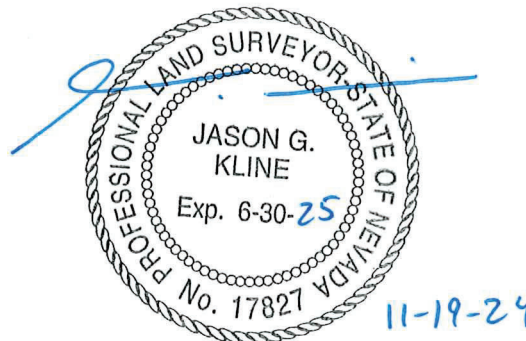
EXPLANATION: THIS DESCRIPTION REPRESENTS A PATENT EASEMENT VACATION IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

DESCRIPTION

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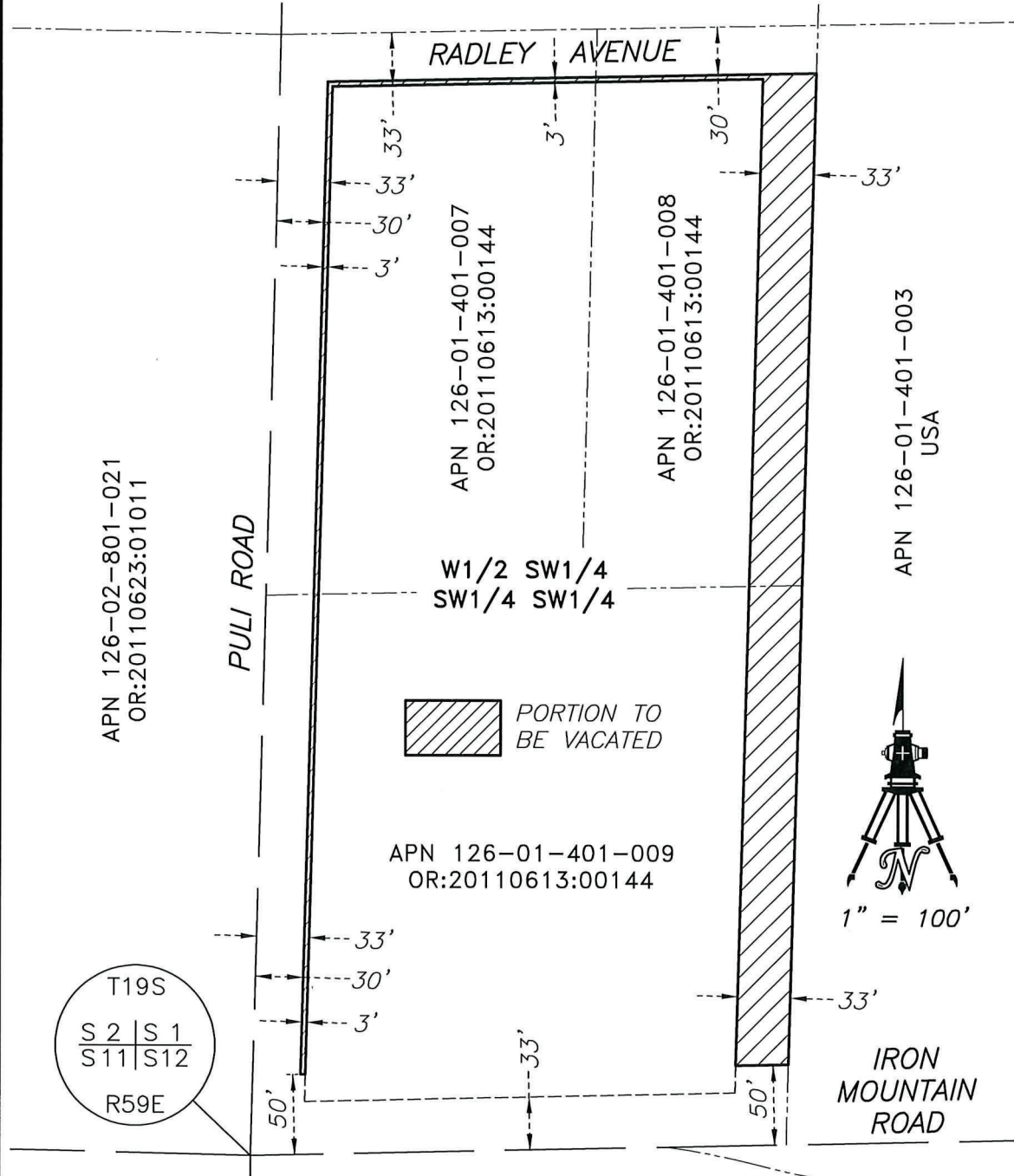
EXCEPTING THEREFROM THE NORTH 30.00 FEET, THE WEST 30.00 FEET, AND THE SOUTH 50.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 126-01-401-007, 008, AND 009
PATENT EASEMENT VACATION - OR:205:164538

24-0576
11/21/2024



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SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 1, T. 19 S. R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-02-899-002

24-0576
11/21/2024

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC STREET VACATION
IN SUPPORT OF THE "IRON MOUNTAIN AND PULI" PROJECT.

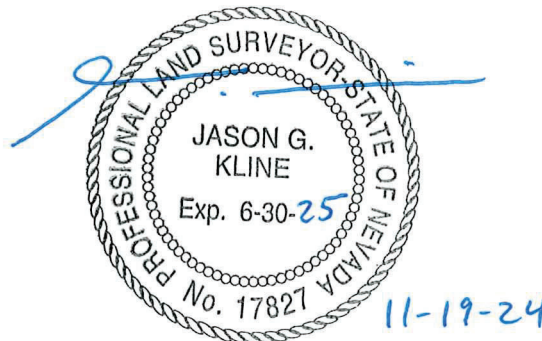
DESCRIPTION

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY A DOCUMENT RECORDED
NOVEMBER 24, 1980, IN BOOK 1316 OF OFFICIAL RECORDS, AS INSTRUMENT NO.
1275676, LYING WITHIN THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER
(SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER
(SE1/4) OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS
VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE
SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2.

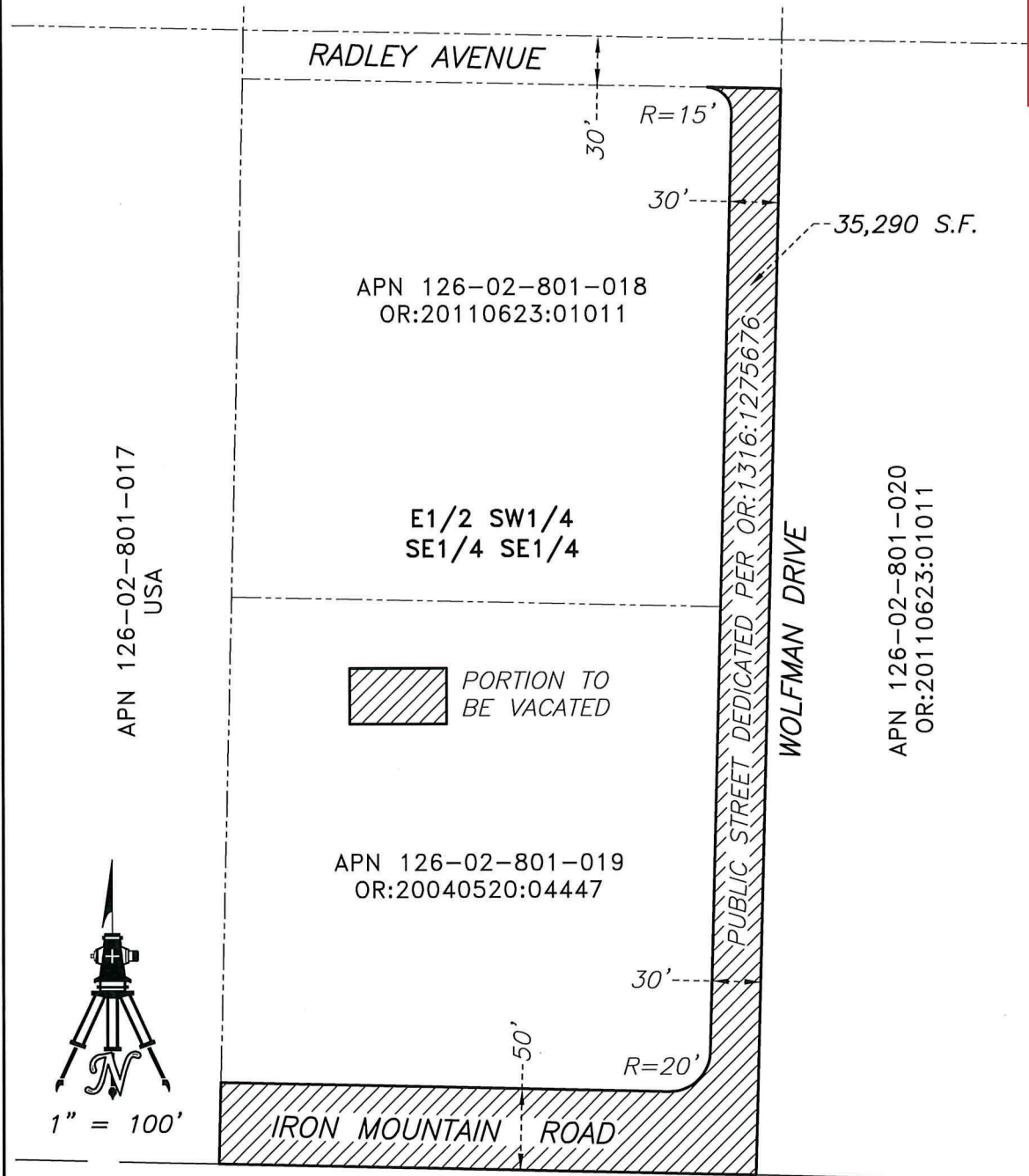
CONTAINING 35,290 SQUARE FEET, MORE OR LESS.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 126-02-899-002
PUBLIC STREET VACATION - OR:1316:1275676

24-0576
11/21/2024



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

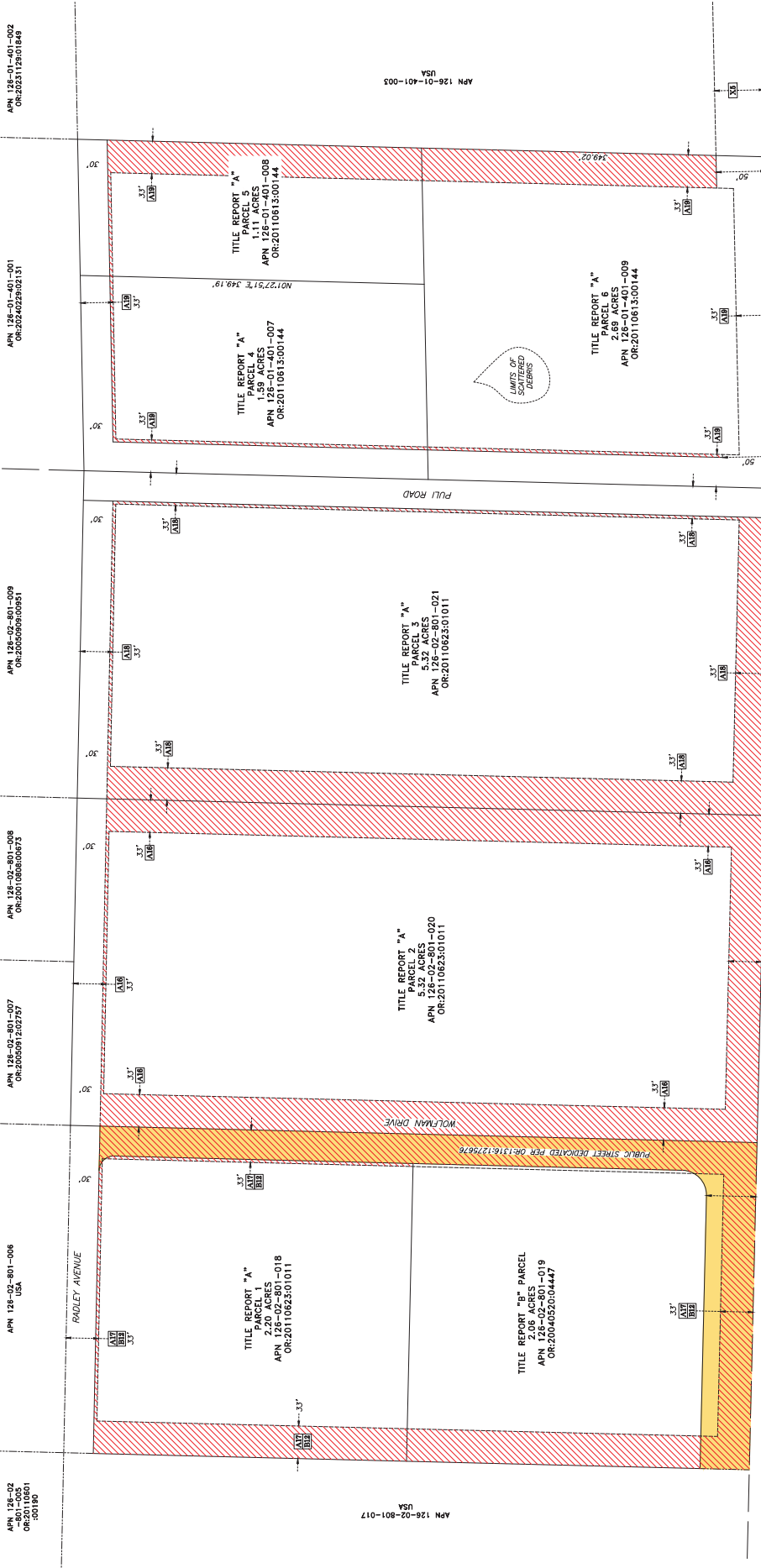
6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

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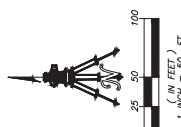
LYING WITHIN THE SOUTHEAST QUARTER (SE1/4)
OF SECTION 2, T. 19 S. R. 59 E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 1 OF 1

IRON MOUNTAIN AND PULI MASTER VACATION EXHIBIT
LYING WITHIN SECTIONS 1 AND 2, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



LEGEND	
SUBJECT PROPERTY LIMITS	[X1]
LOT LINE	[X2]
CENTERLINE	[X3]
SECTION LINE	[X4]
EASEMENT LINE	[X5]
ADJOINING LOT LINE	[X6]
OR:	
OFFICIAL RECORDS	[X7]
ASSESSOR'S PARCEL NUMBER	[X8]
FOUND MONUMENTATION AS SHOWN AND DESCRIBED	[X9]
BENCHMARK	[X10]
TITLE REPORT "A" EXCEPTION	[X11]
TITLE REPORT "B" EXCEPTION	[X12]



24-0576
11/21/2024

A PORTION OF
GOVERNMENT LOT 4
APN 128-12-101-005
ON 20011402350

WALLACE MORRIS KLINE
SURVEYING, L.L.C.
6525 W. WARM SPRINGS ROAD
SOUTH 100, LAS VEGAS, NEVADA 89118
PH: 702.312.9967 FAX: 702.304.1572

REV	DATE	DESCRIPTION

RICHMOND AMERICAN HOMES OF NEVADA, INC.
IRON MOUNTAIN AND PULI
MASTER VACATION EXHIBIT
DATE: 11-19-24
DRAWN: JAK
FIELD: N/A
CHECKED: JAK
JOB NO.: 24-0576
SHEET 1 OF 1 SHEETS

PROJECT NO.
RAH2413-000

DRAFTER: DJA

DESIGNER: LA

DATE: 11/07/24

IRON MOUNTAIN AND PULI (SHALESTONE)
TENTATIVE MAP



RICHMOND
AMERICAN HOMES

CITY OF LAS VEGAS NO.

DESCRIPTION	DATE	BY	DATE	AF
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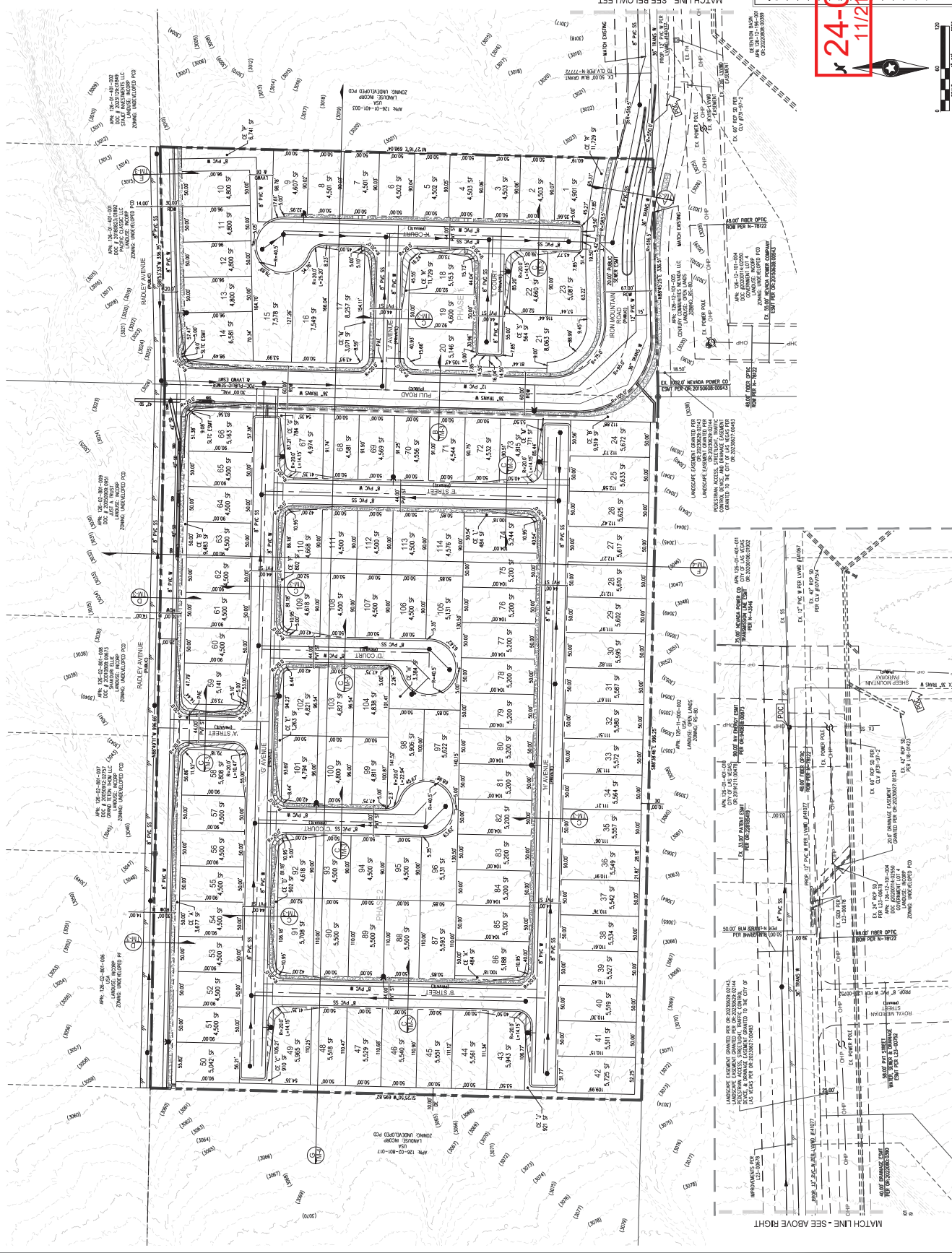
Westwood

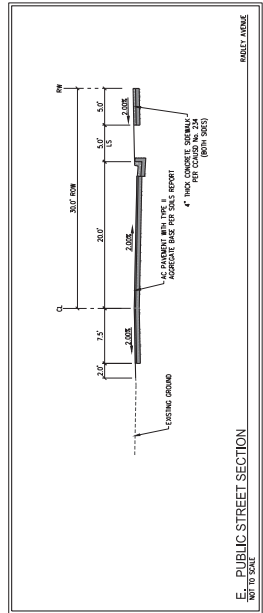
Suite 100
Las Vegas, NV 89118
WORLDWIDE FREIGHT SERVICE, INC.
WORLDWIDE

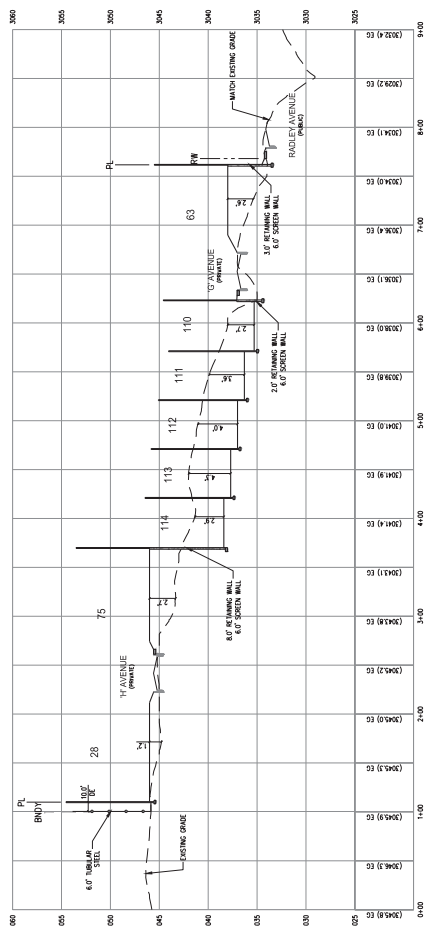
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24-0576
11/21/2004

11/21/2024 WATER MAIN

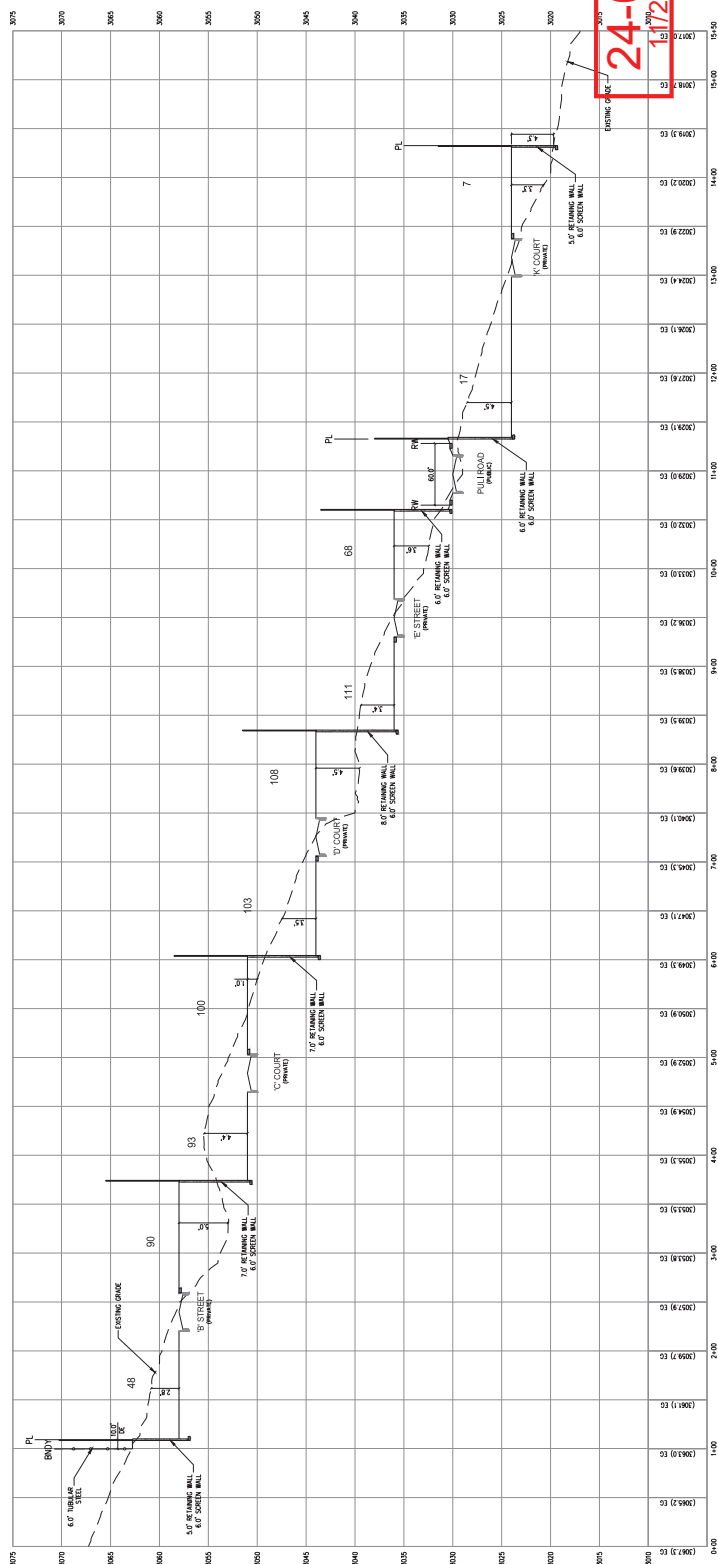






F. NORTH-SOUTH PROFILE

HOR. : 1"=60'
VERT. : 1"=6'



G. EAST-WEST PROFILE

HOR. : 1"=60'
VERT. : 1"=6'

24-0576
11/21/2024

