

Planning & Development Department
Scanning Cover Sheet

Case No PM-15-74

APN ?

Location HOMESTEAD RD B/W RUSTON & LOG CABIN WY

Applicant JACK & DOROTHY IVEY & TED NIELSON

Subject

PARCEL MAP



ASSESSMENT DISTRICT AGREEMENT

THIS AGREEMENT made and entered into this 4TH day of OCTOBER, 1989, by and between the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "City" and CLIFFORD KAHLE AND CYNTHIA KAHLE (hereinafter referred to as "OWNER").

W I T N E S S E T H:

WHEREAS, OWNER contemplates certain on-site development within the corporate limits of the City on the following described real property, to wit:
9920 HOMESTEAD ROAD PM-15-74

WHEREAS, normally, as a condition to the issuance of a building permit to the OWNER, the CITY would require the construction of the following off-site improvements, to wit: Street Paving, Streetlighting, Curb and Gutter, Sidewalk, Fire Hydrants, and Sewer.

WHEREAS, it is to the benefit of the OWNER and the CITY to postpone the installation of said off-site improvements until such time as these improvements can be intergrated into the overall development of the area with off-site improvements through the creation of a Special Improvement District; and

WHEREAS, under the provisions of Chapter 271 of the Nevada Revised Statutes the OWNER of the property within the boundaries of a proposed Special Improvement District may protest the formation of that district; and

WHEREAS, it is the intent of the parties hereto to enter into the following Agreement whereby the OWNER, for himself, his heirs, successors, assigns and grantees of the above described real property (i) hereby waived the right of protest to formation of a Special Improvement District and the inclusion of the above described property as a part thereof, (ii) promises to pay a prorated share of the cost of the off-site improvements as determined under the provisions of Chapter 271, and (iii) agrees to remain obligated and responsible for the installation of the off-site improvements which the CITY is precluded from, or decides against, the formation of a Special Improvement District.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

1. WAIVER AND COVENANT: In consideration of the CITY permitting the postponement of the construction of off-site improvements, the OWNER agrees to the following:
 - (a) To waive any and all rights of protest to the creation of a Special Improvement an Assessment District to assess the OWNER'S property its appropriate share of the cost for constructing various off-site improvements;
 - (b) To pay his prorated share of the costs for constructing various off-site improvements as determined pursuant to to the provisions of Chapter 271;
 - (c) To enter into, and become a part of, any future Special Improvement District which may be created for the purpose of paying the cost of construction various off-site improvements;
 - (d) To construct the off-site improvements consisting of the following: Same as above.

if for any reason the CITY is precluded from, or decides against, the formation of a Special Improvement District.

2. BUILDING PERMIT: In consideration of the OWNER'S waiver and covenant described under Section 1, the CITY agrees to issue a building permit prior to the construction of off-site improvements allowing the OWNER to proceed with the development of his property at this time.

6-5-4

3. ASSESSMENT DISTRICT: It is understood and agreed that the CITY is the sole determiner as to when the Special Improvement District referred to herein shall be established to assess the costs of the off-site improvements against the OWNER'S property.

In the event that the CITY is precluded from, or decides against proceeding with the formation of a Special Improvement District then the CITY shall have the right to require the OWNER to install the off-site improvements, and, upon written notification to the OWNER, the OWNER agrees to install, such off-site improvements as would normally have been required of the OWNER as a precondition to the issuance of a permit within ninety (90) calendar days of receiving written notification that the CITY is requiring such installation.

4. BINDING EFFECT: The OWNER understands and agrees that the covenants imposed herein shall be obligations running with the land, and shall be binding upon the OWNER'S heirs, successors, assigns and grantees who shall obtain the above described real property from the OWNER or from any successor, in interest thereof.
5. RECORDATION: The OWNER hereby consents to the recordation of this Agreement by the City as a public record.

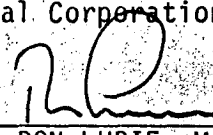
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day first hereinabove written.

ATTEST:

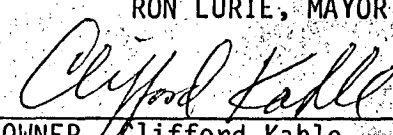

KATHLEEN M. TIGHE, CITY CLERK

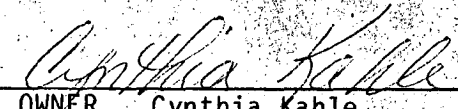
CITY OF LAS VEGAS
a Municipal Corporation

By


RON LURIE, MAYOR

OK-13-89
RAW


OWNER Clifford Kahle

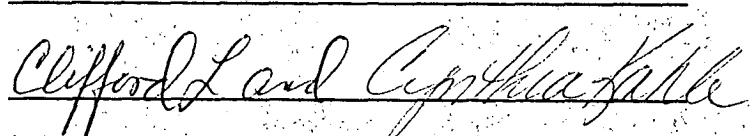

OWNER Cynthia Kahle

State of NEVADA)
County of CLARK) ss.

9920 Homestead Rd.
MAILING ADDRESS

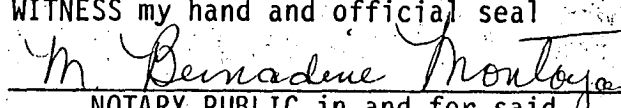
On Oct. 4, 1989 before me the undersigned, a Notary Public in and for said County and State, personally appeared:

Clifford and Cynthia Kahle



known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

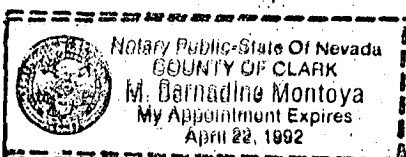
WITNESS my hand and official seal


NOTARY PUBLIC in and for said
County and State

WHEN RECORDED: Return to
Land Development, City of
Las Vegas, 3rd Floor,
400 E. Stewart, 89101

My Commission Expires:

NOTARY SEAL



Commissioner Franklin moved that the following Parcel Maps be approved as recommended by the Department of Public Works:

Agenda
May 1, 1974
Page 18

ITEM	Commission Action	Department Action
VII. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER <u>A. APPROVAL OF PARCEL MAPS</u> It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. 1. Royal Crest, Inc. (PM-17-74) Right of way to be acquired: Campbell Drive (30'). Road improvements costs: None. The necessary improvements have been bonded for under the Spanish Oaks Unit 1 subdivision. 2. Towne & Country Realty (PM-13-74) Rights of Way: Elkhorn (50'); Darrell Lane (30'); Bradley (40'); Unicorn (60'); Thom (30') and all intersection radii. Road Improvement costs: 650' to 1990' (\$1300 to \$3980) Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 3. T. R. Jarrett (PM-14-74) Rights of Way: Darrell Lane (30'); Jeanette St. (30'); Bradley Rd. (40'). Road Improvement costs: 330' to 2640' (\$660 to \$5280). Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 4. Ivey and Nielson (PM-15-74) Rights of Way: Ruston Road (21') plus 10' radius. Road Improvements costs: None. Owners will be required to sign a commitment for offsite improvements upon application of building permit. (Abeyance) 5. Ray Cicchi (PM-16-74) Rights of Way: None. Road Improvement costs: None. (Abeyance)	Items 1 thru 5 Approved as recommended F - unanimous	P/W to proceed Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, and Mayor Pro Tem Morelli voting aye; noes, none. Page 56 Minutes Regular Meeting City Commission May 1, 1974

(continued)

PARCEL MAPS
Abeyance

Mayor Gragson: My ruling on the motion was to hold it in abeyance for further details - we will still hold it in abeyance from that motion that was made at a previous meeting.

At the hour of 9:30 p.m. Mayor Gragson declared a 10-minute recess.

Meeting reconvened at the hour of 9:40 p.m. with the full Board and Staff present.

See Page 37

Director of Public Works, Richard P. Sauer: As a preliminary to these items, the County had the 3¢ proposal before them the other day - this is the second time this request has been made to them - however, it was tabled and the County will consider it at a later date. However, while I don't know how long it will take for them to consider it, I would like to suggest - we are getting an awful lot of Parcel Maps in and some with the obvious intent to evade the policy that has been laid out by this Commission. For example, on a subdivision map of one acre, or more, the developer must provide the offsites in R-A, R-E and R-1 development, but with a Parcel Map as explained to you at previous meetings, we do not ask for that but to evade the concept of the policy they are asking for Parcel Maps and then re-parceling the Parcel Maps, getting away from the offsite improvements and the City is getting stuck for putting in all of these roads. We are going to have a problem because it will just keep on escalating as time goes by and I would like to suggest, whether the County accepts our proposal or not, that the Committee appointed on this possibly consider this two weeks from now and either make a decision that we assess the 3¢ per sq. ft. cost, which will not quite pay for the roads we are going to have to provide - but at least it will be a good start. In two weeks the Commission might consider this again -

Commissioner Franklin: I don't think there is anything in the Law that requires us to approve a Parcel Map - they must file it with us and if this is in one of our overlapping areas - suppose we had to go through County land under our agreement to put in the improvement - can we be required to put in a gravel road on County property without their consent - I think it is something that takes a lot more study by all of us -

Mr. Sauer: It is also very expensive -

Commissioner Franklin: Is there anything critical on any of these before us tonight?

Mr. Sauer: Not that I know of - on some of these, of course, there is no provision for a road required - No. 3, for example.

Commissioner Franklin: Don't you think that some of these abuses that are now coming to light under the Parcel Map Law, that there's an excellent chance that there will be either a repeal or a major modification in the 1975 Legislature?

Mr. Sauer: They may wipe that out at the next Session -

Commissioner Franklin: If you don't have to approve them between now and then, let the Legislature take another long, hard look at this.

Mr. Sauer: Of course the Commission can, in lieu of this 3¢ per sq. ft., can knock out this provision that says we will build the road and leave it up to the property owner which, of course, creates problems too because they can't get a Building Permit

PM-15-74

ITEM	Commission Action	Department Action
VI. DEPARTMENT OF PUBLIC WORKS RICHARD P. SAUER, P.E., DIRECTOR OF PUBLIC WORKS CITY ENGINEER		
<u>A. APPROVAL OF PARCEL MAPS</u>	Items 1 thru 4 Abeyance F - unanimous	5/1/74 Agenda
It is recommended that the following Parcel Maps be approved. Rights of way, as indicated, will be acquired with the recording of these maps. Owners will be required to sign a commitment for off-site improvements upon application of building permit.		
1. Towne & Country Realty (PM-13-74) Rights of Way: Elkhorn (50'); Donald (60'); Darrell Lane (30'); Bradley (40'); Unicorn (60'); Thom (30'); and all intersection radii. Road Improvements Costs: 650' to 1990' (\$300 to \$3980)		
2. T. R. Jarrett (PM-14-74) Rights of Way: Darrell Lane (30'); Jeanette St. (30'); Bradley Rd (40') Road Improvement Costs: 330' to 2640' (\$660. to \$5280)		
3. Ivey and Nielson (PM-15-74) Rights of Way: Ruston Road (21') plus 10' radius Road Improvement Costs: None		
4. Ray Cicchi (PM-16-74) Rights of Way: None Road Improvement Costs: None		
<u>B. RELEASE OF SUBDIVISION BONDS</u>	Approved Items 1 and 2 as recommended F - unanimous	Clerk to proceed
1. All offsite improvements on Park Bonanza East Unit No. 2 subdivision have been completed in accordance with agreements and city standards. All work has been inspected by the Public Works, Fire, Electrical, and Sanitation Departments. It is recommended that the improvements be accepted for this subdivision. (PBS Corporation, W. H. Okell, V.P.)		

PARCEL MAPS
(continued)

- they can't get a building permit unless there's a road to that location -

Mayor Gragson: Maybe we should remove that restriction then - just give him a building permit and he will find a way in and out -

Mr. Sauer: If the Commission would care to hold these then we can re-evaluate and perhaps come up with a different proposal.

Motion

Commissioner Franklin: I move that all four (4) requests for approval of Parcel Maps be held in abeyance.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

SENIOR CITIZENS
FACILITY
Report

Mr. Sauer: The one that the Architect gave us the schematic on - a rendering, if you will, encompassed about 14,000 sq. ft. The one we had funding for, under the criteria we used, contained about 12,000 sq. ft. There's no question but what the Facility in Utah has 14,000 sq. ft. - also there are 17,000 senior citizens in Salt Lake City. There are two concepts relating to the larger area - one I might just mention in passing - that there be possibly a smaller one at this location and then as we grow, another Facility in the Valley. However, the Architect under our present program was asked - and the Senior Citizens asked him to design for was 14,000 sq. ft. However, in talking to him and also, by the way, he estimated \$35.00 a sq. ft. - this building runs \$27.00 a sq. ft. and even though prices have escalated since then, it isn't going that high - we can knock it down to around \$30.00 as a realistic estimate and with a little smaller concept, we can get it down to where we can afford it. He showed us the plans yesterday that contained 12,000 sq. ft. and had the same program that they had in the 14,000 sq. ft. and I could see where there would be no problem. The reason I asked to hold it is because I asked him take that to the Senior Citizens Steering Committee - have then review it and then bring it back -

Commissioner Franklin: If everything goes smoothly, what is the approximate date we will be breaking ground on this?

Mr. Sauer: I can't give you that date -

Commissioner Franklin: The thing that bothers me - there have been at least fifteen people that I know of who were very active in trying to get the Senior Citizens Facility together and who aren't with us any more. We're not dealing with a Teenage Center - we're talking about people who may never get to use and enjoy it. If you can, get a little due and deliberate speed on this thing because we are dealing with Senior Citizens -

Mr. Sauer: We have ground him down pretty good now, so he can go to bid in November - I think we can open some time in November and start construction before the first of the year but we'll have a little more comprehensive report on this at the next meeting.

Motion

Commissioner Franklin: I move that it be held in abeyance.

Motion carried by the following vote: Commissioners Christensen, Lurie, Franklin, Morelli and Mayor Gragson voting aye; noes, none.

7. PM-15-74

APPROVED

Parcel Map submitted by JACK AND DOROTHY IVEY AND TED NIELSON concerning property generally located at Homestead Road between Ruston Road and Log Cabin Way.

The property is located northwest of Tule Springs Park. It involves a parcel of land approximately four acres in size to be divided into four parcels. There will be dedicated right-of-way on three sides. Ruston Road, along the north side, will be a 51' wide local street; whereas 60' rights-of-way are normally dedicated in this area. Due to the lots being at the minimum acre size required for septic tank permits, the additional 9' of right-of-way could not be provided. Staff had no objections to the 51' right-of-way and recommended approval subject to the normal conditions.

Mr. Cutler moved PM-15-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

8. PM-14-74

APPROVED

Parcel Map submitted by T. R. JARRETT concerning property generally located on Dorrell Lane between Bradley Road and Jeanette Street.

This is a ten acre parcel of land to be divided into four lots with each being over two acres in size. This map is in an area where other parcel maps have been approved. Staff recommended approval subject to the normal conditions.

Mr. Cutler moved PM-14-74 be APPROVED subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Conformance to requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

The motion carried by unanimous vote.

9. PM-16-74

APPROVED

Submitted by RAY CICCHI concerning property generally located at Kenyon Place and Desert Lane.

The zoning action was approved on two of the four parcels involved on this map. The present zoning is R-2 on the westerly two parcels and the easterly two parcels were rezoned to R-3. There exists single family residences on each of the two lots zoned R-2 and a triplex on one of the R-3 parcels. The remaining parcel is vacant. Under the zoning action to R-3, the plot plan reflected the triplex and a two-story 16 unit apartment building because R-4 zoning was requested. The application was amended to R-3 zoning which meant the number of units would have to be reduced to a number permitted in the R-3 zone. Also, the property line between parcels 3 and 4 is located where the proposed 16 unit building was shown on the plot plan. Consequently, staff recommended approval subject to the plot plan under zoning action Z-90-72 being amended according to the parcel shown on this map, and the normal conditions.

April 12, 1974

ENGINEERING DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

HAROLD P. FOSTER, DEPUTY DIRECTOR

PM-15-74 - JACK AND DOROTHY IVEY AND
TED NIELSON

The parcel map submitted by Jack and Dorothy Ivey and Ted Nielson concerning property generally located at Homestead Road between Ruston Road and Log Cabin Way was APPROVED by the City Planning Commission on April 11, 1974, subject to the following conditions:

1. Satisfaction of requirements of state statutes relative to parcel maps.
2. Conformance to code requirements and design standards of City departments.
3. Street names to be provided as required by the Department of Community Development.

DJS:HPF:bjw

original Map delivered to D.P.W. 16 Apr. 74
G. Storman

April 12, 1974

Mr. and Mrs. Jack Ivey
5210 Alcorn Road
Fallon, NV

Dear Mr. and Mrs. Ivey:

Subject: FM-15-74

Your parcel map concerning property generally located at Homestead Road between Ruston Road and Log Cabin Way was considered by the City Planning Commission on April 11, 1974. The Commission voted to APPROVE this item subject to the following conditions:

1. Conformance to code requirements and design standards of City departments.
2. Satisfaction of requirements of state statutes relative to parcel maps.
3. Street names to be provided as required by the Department of Community Development.

This item is being referred to the Public Works Department for further consideration. Upon completing their review, the map will be referred to the City Commission for action.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

Harold P. Foster
Deputy Director

DJS:HFF:bjw

cc Ted Nielson
2275 Raymond Lane
Las Vegas, NV

INTER-OFFICE MEMORANDUM

April 10, 1974

TO:

COMMUNITY DEVELOPMENT

FROM:

DEPUTY DIRECTOR OF PUBLIC WORKS

SUBJECT:

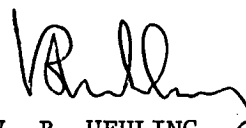
Parcel Map PM-15-74, Jack and Dorothy
Ivey and Ted Nielson

COPIES TO:

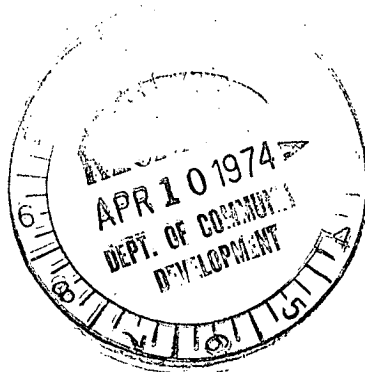
Art Veeder

Your memorandum of April 1, 1974 requested comments on the submission of a parcel map by Jack and Dorothy Ivey and Ted Nielson. The following comments are made in connection with this map:

1. In order to satisfy County Health Department requirements parcel #4 had to be increased to 39,000+ square feet as a minimum which reduced the right of way width on the south side of Ruston Road to 21'. Dedication of the 21' reduced width would be satisfactory providing that a full 30' would be dedicated for the north half of the street.
2. Ted Nielson must record a quitclaim deed from his wife on parcel #4 before the parcel map is filed.
3. Paved access exists on Durango, which is 1/4 mile south and 1/4 mile west of the parcel in this action. The access to the parcel on Homestead and Gilbert has been surfaced with gravel.
4. Rights of way requirements for Log Cabin Way, Homestead, and Ruston Road shown on the parcel map would be dedicated with the recording.


V. B. UEHLING

VBU/lm



INTER-OFFICE MEMORANDUM

April 4, 1974

TO:

Foster

FROM:

Stormson

SUBJECT:

PM-15-74
J. & D. Ivey and Ted Nielson

COPIES TO:

This property is located on Homestead Road and Ruston Road showing four parcels proposed. All four parcels meet the R-E zone requirements. Due to the fact that one parcel along Ruston Road and Homestead Road was sold prior to this application with 150-ft. lot width the additional lot width for Ruston Road would reduce the lot area below the one acre required by the State Health Department for septic tank and well water services. The owner requested that a 21-ft. street section for Ruston Road be approved making a 51-ft. total street width. This would allow a larger size for the corner ^{lot} that ~~meets~~ the approval of the State Health agency.

Subject to the requirements of the Department of Public Works and the State of Nevada statutes for parcel maps, staff recommends approval.

GPS:pdm

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~LOT DEVELOPMENT MAPS~~
PARCEL MAPS

DATE April 1, 1974

TO: Public Works Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

PM-15-74

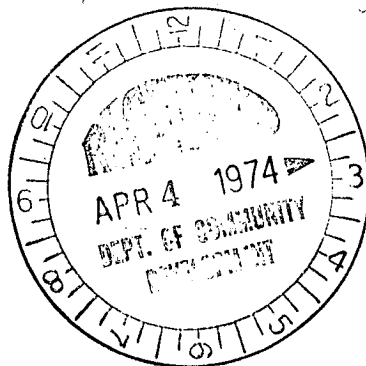
Submitted by: JACK AND DOROTHY IVEE AND TED NIELSON

May we have your comments, recommendations, and suggestions no later than
as soon as possible. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: April 11, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

DJS:bjw
Attachment



*No Comments
all O.K.
Mr. Byrnes
Fire Alarm Div.*

CITY OF LAS VEGAS ** PLANNING DEPARTMENT

TRANSMITTAL

~~NOT DIVISION MAPS~~
PARCEL MAPS

DATE April 1, 1974

TO: Public Works Department
Fire Department
Las Vegas Valley Water District
Nevada Power Company
Central Telephone Company
Clark County Planning Commission

PL-15-74

Submitted by: JACK AND SCORNIET IVEN AND TED WILSON

May we have your comments, recommendations, and suggestions no later than
as soon as possible. It is important that a reply be received at
this office, even though you may not have an easement affecting this map.

Presentation to the Planning Commission: April 11, 1974

DON J. SAYLOR, AIP
Director of Planning
Coordinator of Urban Renewal

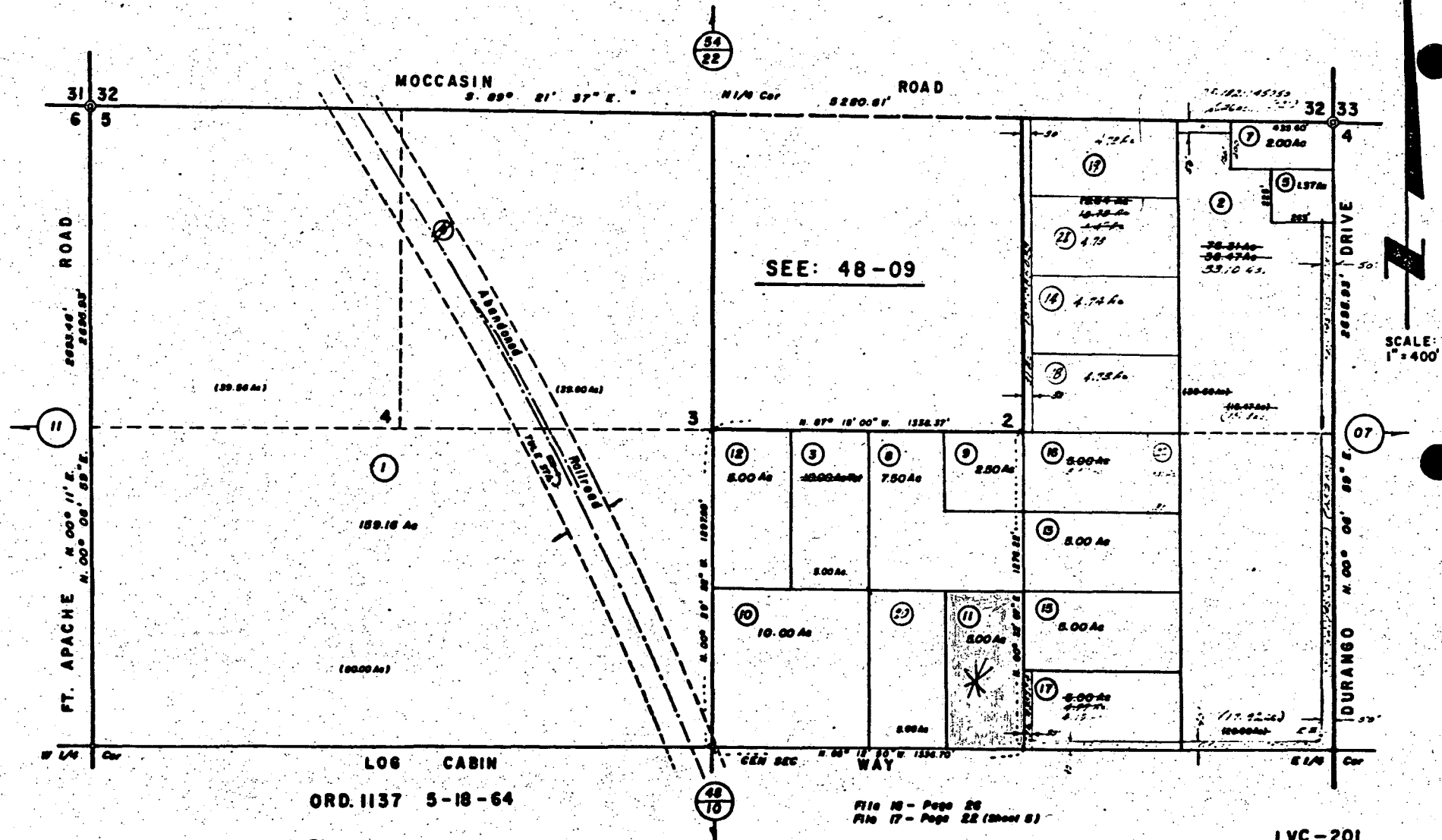
DJS:bjw
Attachment

CCAO MS Rev. 1-21-71

LVC - 201

N² SEC 5 T. 19 S. R. 60 E.

1E-08



CCAO MS Rev 1-20-71

LVC - 201

PARCEL MAP APPLICATION

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF LAS VEGAS

Date: 3-29-74

JACK & DOROTHY IVEY

1. Owner of Record: TED NIELSON
5210 ALCORN ROAD, FALLON, NEVADA, 8673878
Address: 2225 RAYMOND LANE, LAS VEGAS Phone No.: 4523523

2. Name of Engineer or Surveyor: WARREN L. JAUBERT
Address: 4901 W. WASHINGTON AVE. Phone No.: 878 6621

3. Location of Parcel Map: Section 5 Township 19 Range 60
Tax Parcel No.: 1E-08-11

4. Acreage: 5AC Number of Parcels to be Created: 4 Land Use Zone: RE

5. Does the land front on a public (dedicated) street? Yes ☒ No ☐

6. List names of public access streets between this property and nearest major street:
PROPERTY FRONTS ON LOG CABIN WAY

7. Describe the existing improvements and/or condition of streets in Item #6 above: GOOD GRAVEL ROAD

8. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing water line: DRILLED WELL

9. Will the property be serviced by the City Sanitary Service System? Yes ☐ No ☒
If no, indicate how sewer service will be provided: SEPTIC TANK

10. Is immediate development proposed on the parcels of land to be created? Yes ☒ No ☐
If yes, indicate type of development and anticipated date construction will commence:
SINGLE FAMILY DWELLING WHEN MAP RECORDS

The undersigned owner of record hereby requests this parcel map application to be submitted to the Planning Commission and City Commission for consideration and all statements and answers contained herein are in all respects true and correct.

Signatures: Ted Nielson
Owner of Record

Warren L. Jaubert
Engineer or Surveyor

X Jack Ivey

X Dorothy Ivey

(SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS)

*** FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY ***

Filing Fee: \$ _____

Received by: _____

Receipt No.: _____

Date: _____

Case No.: _____

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. The original linen prepared by an Engineer or Surveyor which contains the signature of the Owner of Record and eight (8) copies of the map.
2. The original linen shall be drawn to a scale of not less than one inch equals fifty feet (1" = 50').
3. The application shall include the following information listed below either on the map or as supplemental information:
 - a. The location and width of the existing and proposed public right-of-way that is to serve as access for the lots.
 - b. The distance to the nearest section or quarter section corner for identification of location.
 - c. Dimensions of the property and lots to be created including utility easements, lot lines of neighboring properties and other physical features that have bearing on the proposed development.
 - d. One (1) copy of a Tax Assessor's map showing the surrounding area within 660 feet of the proposed parcel map location.

NOTE: UPON RECORDING AN APPROVED PARCEL MAP, PLEASE PROVIDE ONE (1) COPY OF THE RECORDED MAP TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.