

Every effort was made
to contact these
people and there has
been no response as
of 9-20-93.

Land Development was
unable to provide
any further info.
either.

BKB
9/20/93

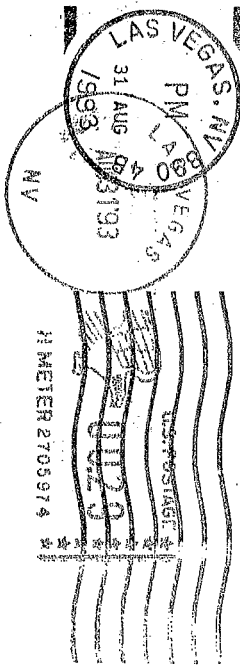
CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 EAST STEWART
LAS VEGAS, NEVADA 89101-2986

REASON CHECKED
Attempted Not Known ☒
Insufficient Address ☐
Via Such Street ☐
Do Not Retain in This Envelope ☐
Forwarding Order Expired ☐
Vacant No Aff. Lot No. ☐
Rte. No. ☐
Initials ☐

RETURNED TO SENDER

DAVID C & KATHRYN HILTY
c/o A C BALLARD
4754 SUMMERHILL ROAD
LAS VEGAS NV 89121



1079-S

MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

August 16, 1993

David C. & Kathryn Hilty
1046 Griffith Avenue
Las Vegas, Nevada 89104

Re: Vegas Green Townhouses
RELEASE OF SURETY BOND

Gentlemen:

The City Council at a regular meeting held January 6, 1993, approved the recommendation of the Department of Public Works that the above referenced subdivision and off-site improvements be accepted, subject to the completion of the improvement correction list.

On August 9, 1993, the Department of Public Works accepted the improvement correction list for Vegas Green Townhouses off-site improvements as having been completed in accordance with agreements and City standards.

Therefore, all liability of the Allied Fidelity Insurance Company Bond No. AC-048602 in the amount of \$51,284.00 dated October 20, 1983, is hereby released.

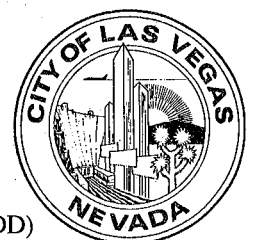
Please find enclosed a copy of this release letter to be forwarded by you to the Allied Fidelity Insurance Company.

Sincerely,


Kathleen M. Tighe
City Clerk

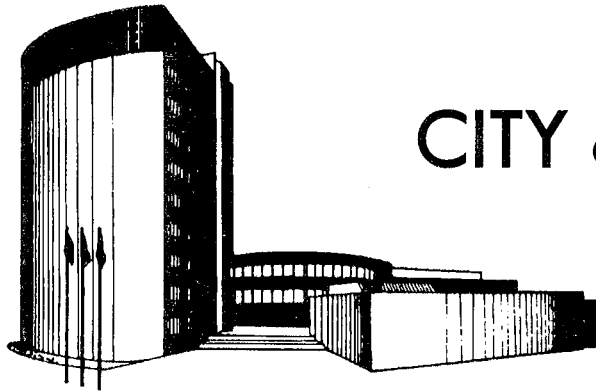
/bb
Enclosure

cc: Department of Public Works/Land Development



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

August 16, 1993

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RELEASE OF SURETY BOND

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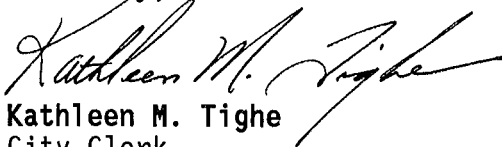
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Sincerely,


Kathleen M. Tighe
City Clerk

/bb
Enclosure

cc: Department of Public Works/Land Development



MAYOR
JAN LAVERTY JONES

COUNCILMEN
BOB NOLEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.



CITY of LAS VEGAS

August 16, 1993

David C. & Kathryn Hilty
1046 Griffith Avenue
Las Vegas, Nevada 89104

Re: Vegas Green Townhouses
RELEASE OF SURETY BOND

Gentlemen:

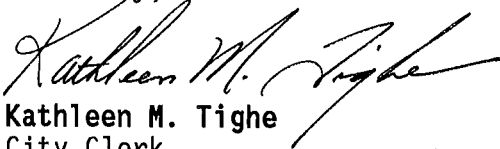
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On August 9, 1993, the Department of Public Works accepted the improvement correction list for Vegas Green Townhouses off-site improvements as having been completed in accordance with agreements and City standards.

Therefore, all liability of the Allied Fidelity Insurance Company Bond No. AC-048602 in the amount of \$51,284.00 dated October 20, 1983, is hereby released.

Please find enclosed a copy of this release letter to be forwarded by you to the Allied Fidelity Insurance Company.

Sincerely,


Kathleen M. Tighe
City Clerk

/bb
Enclosure

cc: Department of Public Works/Land Development



CITY OF LAS VEGAS

INTER - OFFICE MEMO

NDUM

DATE

August 9, 1993

RECEIVED
CITY CLERK

TO:

CITY CLERK

AUG 13 3 50 PM '93

FROM:

Charles Turk
JBT

CHARLES TURK, CHIEF
LAND DEVELOPMENT SERVICES
DEPARTMENT OF PUBLIC WORKS

SUBJECT:

RELEASE OF SECURITY

COPIES TO:

FILE

On January 6, 1993, the City Council accepted the improvements for Vegas Green Townhouses.

Please be notified that this project has now been completed to the satisfaction of the Department of Public Works.

It is recommended that the Surety Bond #AC-048602 with Allied Fidelity Insurance Company be released to the developer.

CT:JH:le

CITY COUNCIL

MEETING OF

JANUARY 6, 1993

SH

City of Las Vegas

AGENDA & MINUTES

Page 18

ITEM

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ACTION

Item
Number

III. CONSENT AGENDA

CONTINUED

DEPARTMENT OF PUBLIC WORKS

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

35

VEGAS GREEN TOWNHOUSES

David and Kathryn Hilty, Developer

Property generally located south of Owens Avenue and west of Lamb Boulevard, 5.1 Acres, 48 Lots, Zoned R-PD9.

NOLEN - APPROVED Consent Agenda, Items 2 through 12, 14 and 16 through 46, as recommended - UNANIMOUS with Hawkins Jr excused

Staff to proceed

There was no discussion.

(9:13 - 9:15)

36

RAINBOW PLAZA PHASE 2 (A Commercial Subdivision)

Lewis Homes of Nevada, A Partnership, Developer

Property generally located west of Rainbow Boulevard between Alta Drive and Charleston Boulevard, 24 Acres, 2 Lots, Zoned C-1.

APPROVED - See above

37

SEASONS

First City Property dba Metropolitan Development Company, Developer

Property generally located on the southeast corner of Peak Drive and Chandler Mews Road, 7.1 Acres, 46 Lots, Zoned R-PD8.

APPROVED - See above

Lucy H. Burton

INTER-OFFICE MEMORANDUM

Date

12-1-92

TO:

Chuck Turk, Chief
Land Development

FROM:

Terry Parker, Acting Chief
Quality Control Section

SUBJECT:

SUBDIVISION:

(1271)

Vegas Green Townhouses

COPIES TO:

Dennis Anderson, P.E.
City Engineer

This is to notify you that the above named Subdivision has been inspected and accepted by the following Sections/Divisions of the City of Las Vegas:

Electrical Services, Fire Services, Street-Sanitation
Division, Survey, Traffic Engineering, and Quality Control

Steve Farmer
Inspector

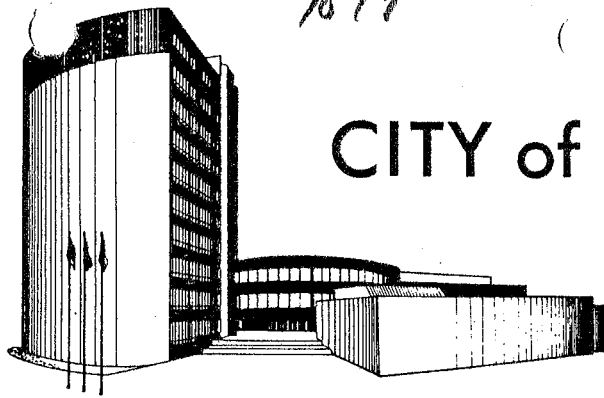
12/2/92
Date

sjp

1079

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE
ACTING CITY MANAGER
DON J. SAYLOR



CITY of LAS VEGAS

January 4, 1984

David C. & Kathryn Hilty
1046 Griffith Avenue
Las Vegas, Nevada 89104

Re: Vegas Green Townhouses
SUBDIVISION AGREEMENTS &
SURETY BOND

Dear David & Kathryn Hilty:

The City Council at a regular meeting held May 18, 1983, APPROVED the final map of Vegas Green Townhouses.

We have received from Allied Fidelity Insurance, Surety Bond #AC-048602 in the amount \$51,284.00. Two executed copies of the Subdivision Agreement are enclosed: one for your files and one to be delivered to Allied Fidelity Insurance.

Sincerely,

CAROL ANN HAWLEY
CITY CLERK

CAH:mpk

Encl.

cc: Allied Fidelity Insurance
Dept. of Engineering Services w/copy of Subdivision Agreement &
Surety Bond



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

December 21, 1983

TO:	FROM:
CITY CLERK	SUBDIVISION ENGINEER
SUBJECT:	COPIES TO:
SUBDIVISION AGREEMENT AND BOND FOR "VEGAS GREEN TOWNHOUSES"	

Attached is the original Subdivision Agreement covering improvements to be installed under the Subdivision Ordinance for _____
VEGAS GREEN TOWNHOUSES _____ by

David C. Hilty and Kathryn Hilty
Name

1046 Griffith Avenue, Las Vegas, Nevada 89104
Address

Also attached is a SURETY BOND in the amount of \$ 51,284.00 to insure the installation of the improvements.

It is requested that the City Attorney check the Bond for approval as to form.

It is requested that the Agreement be signed by the Mayor and that disposition be made by your office.

It is further requested that the original agreement be kept on file in your office with copies distributed as needed.



CHARLES TURK
Subdivision Engineer

CT:ss

Enclosures

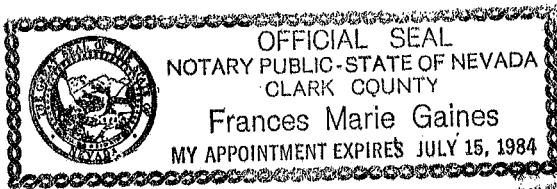
Subdivision Agreements signed by David C. Hilty and Kathryn Hilty
Surety Bond #AC-048602 with Allied Fidelity Insurance

12-29-83
OK with comments
given C.T. con-
cerning Bond

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEVADA) .
) SS.
COUNTY OF CLARK)

On this 1st day of July 1983, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, David C. Hilty and Kathryn Hilty known to me to be the person s described in and who executed the same instrument, and who acknowledged to me that he & she executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Frances Marie Daines
Notary Public in and for the County
of Clark, State of Nevada

My Commission Expires: 7-15-84

(ALLIED FIDELITY INSURANCE CO
P.O. BOX 7001,
INDIANAPOLIS, INDIANA 46207.

SUBDIVISION BOND

BOND # AC-048602

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, A. C. BALLARD CONCRETE COMPANY, AS PRINCIPAL, AND
ALLIED FIDELITY INSURANCE COMPANY, A CORPORATION DULY AUTHORIZED UNDER THE LAWS OF THE
STATE OF NEVADA TO BECOME SOLE SURETY ON BONDS AND UNDERTAKINGS, AS SURETY, ARE HELD
AND FIRMLY BOUND UNTO THE CITY OF LAS VEGAS, NEVADA FOUR AND NO/100
IN THE FULL AND JUST SOME OF FIFTY ONE THOUSAND TWO HUNDRED EIGHTY (\$ 51,284.00*****)
DOLLARS, LAWFUL MONEY OF THE UNITED STATES OF AMERICA, TO BE PAID TO THE OBLIGEE,
SUCCESSORS, OR ASSIGNS, FOR WHICH PAYMENT WELL AND TRULY TO BE MADE, WE BIND OURSELVES,
OUR HEIRS, EXECUTORS, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, FIRMLY BY THESE
PRESENTS.

THE CONDITIONS OF THE ABOVE OBLIGATION ARE SUCH THAT:

WHEREAS, SAID PRINCIPAL IS DESIROUS OF MAKING THE FOLLOWING IMPROVEMENTS, TO WIT:

OFFSITE IMPROVEMENTS AS SHOWN ON CITY OF LAS VEGAS PLANS DRAWN BY DICK BRAND
FOR VEGAS GREEN TOWNHOMES AT LAMB & OWENS STREETS, LAS VEGAS, CLARK COUNTY, NEVADA
AND AS PER SITE PERMITS & SUBDIVISION BOND & FEES FORM ATTACHED AND MADE A PART OF
THIS BOND.

WHEREAS, THE SAID OBLIGEE REQUIRES THAT A PERFORMANCE BOND BE FURNISHED GUARANTEEING
THE COMPLETION OF THE IMPROVEMENTS AS RECITED ABOVE.

NOW, THEREFORE, IF THE SAID PRINCIPAL SHALL WELL AND TRULY PERFORM THE WORK ABOVE
SPECIFIED, THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE TO REMAIN IN FULL
FORCE AND EFFECT.

SIGNED AND SEALED THIS 20TH. DAY OF OCTOBER, 19 83.

A. C. BALLARD CONCRETE COMPANY

PRINCIPAL

BY X A.C. Ballard

FRONTIER INSURANCE SERVICE, INC.
NEVADA LICENSED AGENT

BY B. W. Thompson

ALLIED FIDELITY INSURANCE COMPANY
SURETY

BY B. W. Thompson

ATTORNEY-IN-FACT

SITE PERMITS & SUBDIVISION BOND & FEES FORM

871 95.8 1070

SUBDIVISION VEGAS GREEN TOWNHOUSES (REVISED)

ACRES: 78.00

No. of Lots 50 Calculated by: TURK Ck. by:

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	COST
1	3" A.C. Paving & 4" Type II Gravel Base	2600 S.Y.	3.20 S.Y.	8320.00
2	3" A.C. Paving & 4" Type II Gravel Base	519 S.Y.	4.05 S.Y.	2101.95
3	Excavation	300 C.V.	3.45 C.V.	1035.00
4	Embankment	912 C.V.	1.75 C.V.	1606.00
5	Curb & Gutter	300 C.V.	1.75 C.V.	525.00
6	Concrete Valley Gutter	912 L.F.	2.85 L.F.	2599.20
7	4" Concrete Sidewalk	4079 S.F.	2.35 S.F.	9585.65
8	Light Standard	4 Ea.	1.75 S.F.	7.00
9	Street Signs	2 Ea.	1,260.00 Ea.	2520.00
10	Stop Signs	2 Ea.	80.00 Ea.	160.00
11	Sewer, 4" V.C.P.	2 Ea.	80.00 Ea.	160.00
12	Sewer, 8" V.C.P.	L.F.	5.15 L.F.	
13	Sewer, 10" V.C.P.	L.F.	9.75 L.F.	
14	Sewer	L.F.	12.00 L.F.	
15	Manholes	L.F.	L.F.	
16	Water Main, 6" A.C.P.	Ea.	685.00 Ea.	
17	Water Main, 8" A.C.P.	L.F.	7.45 L.F.	
18	Water Main, 10" A.C.P.	885 L.F.	9.75 L.F.	8628.75
19	Water Main, 12" A.C.P.	L.F.	12.00 L.F.	
20	Water Main, 16" A.C.P.	L.F.	14.50 L.F.	
21	Water Main 4" A.C.P.	L.F.	19.00 L.F.	
22	Fire Hydrants	400 L.F.	2.00 L.F.	800.00
23	Water Services (3/4")	2 Ea.	1,030.00 Ea.	2060.00
24	Power to Lots	47 Ea.	150.00 Ea.	7050.00
25	Survey Monuments	5 Ea.	115.00 Ea.	575.00
26	Misc. Trenching		Lump Sum	
27	Driveways	495 L.F.	5.00 L.F.	2475.00
28		495 S.F.	3.00 S.F.	1485.00

* INSPECTION FEES

ESTIMATED CONSTRUCTION COSTS

First \$25,000	500.00	\$5. Min. or 2.0%	Contingencies (+10%)	4662.25
Next \$75,000	324.33	1.5%	TOTAL AMOUNT OF BOND	51,284.00
Over \$100,000		1.25%		
Plan Check	233.11	0.5%		
Subdiv. Final Map		\$30.+\$1. Ea. lot		
Plan Check	80.00			
TOTAL FEES	1137.44			

* Fees are based on the estimated construction cost and are payable to the City of Las Vegas.

NOTE: This is a preliminary cost estimate, based on tentative designs. Specific field conditions have not been considered, and this cost estimate should not be used as a basis for contracts or bids. These estimated costs may be revised as needed by the Department of Public Services staff when field conditions or size of project warrants same.

PERMIT
LOCATION or

SITE PERMITS & SUBDIVISION
BOND & FEES FORM

SUBDIVISION VEGAS GREEN TOWNHOUSES (REVISED)

ACRES: _____

No. of Lots 50 Calculated by: TURK Ck. by _____
(n Subdivision)

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	COST
1	2" A.C. Paving & 4" Type II Gravel Base	2600 S.Y.	3.20 S.Y.	8320.00
2	2" A.C. Paving & 4" Type II Gravel Base	S.Y.	4.05 S.Y.	
3	Type I Gravel Base	519 C.Y.	3.45 C.Y.	1790.55
4	Excavation	C.Y.	1.75 C.Y.	
5	Embankment	300 C.Y.	1.75 C.Y.	525.00
6	Curb & Gutter	912 L.F.	2.85 L.F.	2599.20
7	Concrete Valley Gutter	S.F.	2.35 S.F.	
8	4" Concrete Sidewalk	4079 S.F.	1.75 S.F.	7138.25
9	Light Standard	4 Ea.	1,260.00 Ea.	5040.00
10	Street Signs	2 Ea.	80.00 Ea.	160.00
11	Stop Signs	2 Ea.	80.00 Ea.	160.00
12	Sewer, 4" V.C.P.	L.F.	5.15 L.F.	
13	Sewer, 8" V.C.P.	L.F.	9.75 L.F.	
14	Sewer, 10" V.C.P.	L.F.	12.00 L.F.	
15	Sewer	L.F.	L.F.	
16	Manholes	Ea.	685.00 Ea.	
17	Water Main, 6" A.C.P.	L.F.	7.45 L.F.	
18	Water Main, 8" A.C.P.	885 L.F.	9.75 L.F.	8628.75
19	Water Main, 10" A.C.P.	L.F.	12.00 L.F.	
20	Water Main, 12" A.C.P.	L.F.	14.50 L.F.	
21	Water Main, 16" A.C.P.	L.F.	19.00 L.F.	
22	Water Main 4" A.C.P.	400 L.F.	2.00 L.F.	800.00
23	Fire Hydrants	2 Ea.	1,030.00 Ea.	2060.00
24	Water Services (3/4")	49 Ea.	150.00 Ea.	7350.00
25	Power to Lots	5 Ea.	115.00 Ea.	565.00
26	Survey Monuments		Lump Sum	
27	Misc. Trenching	L.F.	5.00 L.F.	
28	Driveways	495 S.F.	3.00 S.F.	1485.00
29				
30				
31				
32				

* INSPECTION FEES

ESTIMATED CONSTRUCTION COSTS

First \$25,000	500.00	\$5. Min. or	46,621.75
Next \$75,000	324.33	2.0%	
Over \$100,000		1.5%	4662.25
Plan Check	233.11	1.25%	
Subdiv. Final Map		0.5%	
Plan Check	80.00	\$30.+\$1.	
		Ea. lot	
TOTAL FEES	1137.44		51,284.00

* Fees are based on the estimated construction cost and are payable to the City of Las Vegas. 7/11/83

NOTE: This is a preliminary cost estimate, based on tentative designs, specific field conditions have not been considered, and this cost estimate should not be used as a basis for contracts or bids. These estimated costs may be revised as needed by the Department of Public Services staff when field conditions or size of project warrants same.

AGENDA

CITY COMMISSION MINUTES - MAY 18, 1983

503-1079

City of Las Vegas

0048

May 18, 1983

Page 18

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES (Continued)

*A. APPROVAL OF SUBDIVISION MAPS (Continued)

5. Vegas Green Townhouses. (Leonard Van Dusseldorp - property generally located on the south side of Owens Ave., west of Lamb Blvd., No. of lots: 48, No. of acres: 5.1, Zoned RPD-9)

Lurie -
APPROVED
Items A, B, C, & D
as recommended.
Unanimous

Staff to proceed

6. Bedford Village West #1. (R. A. Homes - property generally located on the northeast corner of Craig Rd. and Lorenzi Blvd., No. of lots: 114, No. of acres: 18.1, Zoned R-CL)

*B. RELEASE OF BOND

All offsite improvements have been completed, inspected, and accepted. The bond may be released.

Lurie -
APPROVED
Items A, B, C, & D
as recommended.
Unanimous

Clerk to notify &
Staff to proceed

1. Location: 333 So. 6th St.
Use: Alley and street pavement,
street lights, driveways
and sidewalk
Builder: Adams Construction
Surety Co.: Fireman's Fund American
Amount: \$6,788.00
Bond No.: 6360491 (CLV #19-81)

2. Location: 1634 Kenyon Place
Use: Sidewalk
Builder: Steve Stuhmer
Surety Co.: None (cash bond)
Bond No.: CLV #4-83

APPROVED
See ABOVE

Staff to proceed

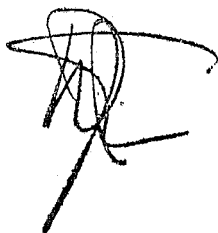
*C. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Right of Way Grant
From: Bailey & McGah, a
General Partnership
To: City of Las Vegas
For: Portion of NE-1/4, Sec.
5, T21S, R60E
30' Offsite sewer easement
from Valley West VIII-
Unit 3
(3/3/83)

Lurie -
APPROVED
Items A, B, C, & D
as recommended.
Unanimous

Staff to proceed

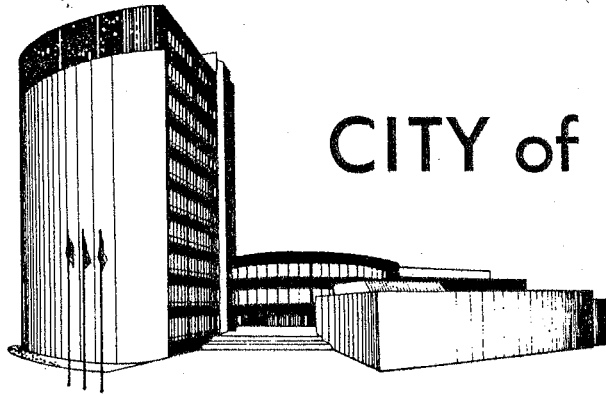
APPROVED AGENDA ITEM



MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 9, 1983

Mr. Leonard Van Dusseldorp
1585 Christy Lane
Las Vegas, Nevada 89110

Re: TENTATIVE MAP
Vegas Green Townhouses

Dear Mr. Van Dusseldorp:

The Board of City Commissioners at a regular meeting on May 4, 1983, APPROVED the Tentative Map for Vegas Green Townhouses on property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9), subject to the following conditions:

1. Conformance to the conditions of approval for Z-15-83.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Provide a hydrology report as required by the Department of Engineering Services.
4. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.
5. Street names to be provided in accord with the City's Street Name Policy.

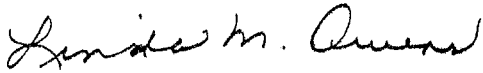


Leonard Van Dusseldorp
Tentative Map - Vegas Green Townhouses
May 9, 1983
Page -2-

6. Subject to all conditions of City departments and State
Subdivision Statutes.

Sincerely,

CAROL ANN HAWLEY
City Clerk



By: Linda M. Owens
Acting City Clerk

CAH:LMO:jp

cc: Dept. of Community Planning and Development
Dept. of Engineering Services
Dept. of Fire Services
Dept. of Building and Safety
Vegas First Development, 3601 W. Sahara Ave., #208
Las Vegas, Nevada 89102

SUB-1079

0148

City of Las Vegas

AGENDA DOCUMENTATION

Date: April 22, 1983

TO: The Board of City Commissioners

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
MAY 4, 1983 CITY COMMISSION AGENDAPURPOSE/BACKGROUNDSUMMARY OF ITEMS - SEE BACKUP MATERIAL

- Item A - Revised Tentative Map - Bedford Village West
- Item B - Tentative Map - Vegas Green Townhouses
- Item C - Tentative Map - Woodcrest
- Item D - Final Map - Woodcrest
- Item E - Zone Change - Z-25-83 - The Donald L. Ream Irrevocable Trust, Et Al
- Item F - Tentative Map - Triste Court
- Item G - Extension of Time - Z-8-82 - Empire West Companies
- Item H - Reinstatement and Extension of Time - Z-112-80 - Dalton Properties, Inc.
- Item I - Reinstatement and Extension of Time - Z-57-81 - Nevada Escrow Service, Inc.
- Item J - Reinstatement and Extension of Time - Z-75-81 - Nevada Escrow Service
- Item K - Extension of Time - Z-23-79 - Loudermilk Investments
- Item L - Extension of Time - Z-28-79 - Westland Mall Development Co.
- Item M - Zone Change - Z-29-83 - Robert R. Black, Et Al
- Item N - Zone Change - Z-24-83 - City of Las Vegas Housing Authority
- Item O - Zone Change - Z-26-83 - Comanche, A Ltd. Partnership
- Item P - Zone Change - Z-28-83 - Chism Homes, Inc.
- Item Q - Zone Change - Z-27-83 - Diversified Properties Corporation on Behalf of
Elsie A. Brodtkin, Et Al

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attachments

 HAROLD P. FOSTER, DIRECTOR
DISPOSITION
 Approved ☐
 Disapproved ☐
 Held ☐

Status Due: _____

Agenda Item

X.

AGENDA

CITY COMMISSION MINUTES - MAY 4, 1983

City of Las Vegas

May 4, 1983

0151

BOARD OF CITY COMMISSIONERS
COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT (CONTINUED)

B. TENTATIVE MAP - VEGAS GREEN TOWNHOUSES

Property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9).

Owner: Leonard Van Dusseldorp

Subdivider: Vegas First Development

No. of Acres: 5.14 No. of Units: 48

Planning Commission unanimously recommends APPROVAL, subject to the following conditions:

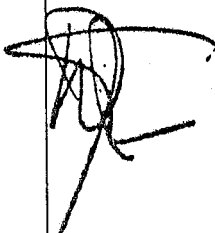
1. Conformance to the conditions of approval for Z-15-83.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Provide a hydrology report as required by the Department of Engineering Services.

Staff Recommendation: APPROVAL

Levy -
APPROVED Items A, B, C, D, G, H, I, J, K and L as recommended by Planning Commission and Staff, subject to conditions.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
May 4, 1983 City Commission Agenda

X.

B. TENTATIVE MAP - VEGAS GREEN TOWNHOUSES

The request is to subdivide this land for townhouse units for an R-PD9 development which was approved recently. The map conforms to the Subdivision Regulations.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

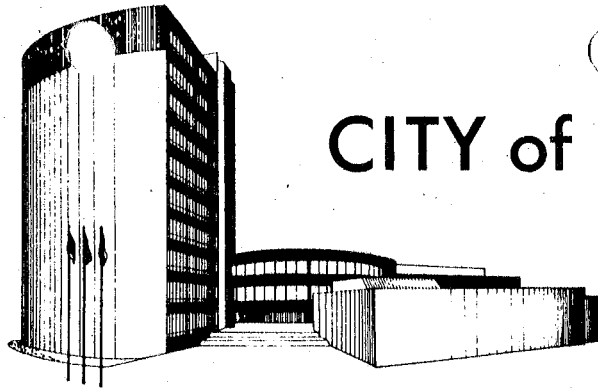
STAFF RECOMMENDATION: APPROVAL

MAYOR BILL BRIARE

COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
ROY WOOFER
AL LEVY

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

April 18, 1983

Leonard Van Dusseldorp
1585 Christy Lane
Las Vegas, Nevada 89110

RE: Tentative Map - Vegas Green Townhouses

Dear Mr. Van Dusseldorp:

The Tentative Map for Vegas Green Townhouses on property generally located on the south side of Owens Avenue, west of Lamb Boulevard, R-E Zone (under Resolution of Intent to R-PD9), was considered by the City Planning Commission on April 14, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL, subject to the following conditions:

1. Conformance to the conditions of approval for Z-15-83.
2. Conformance to the Flood Hazard Reduction Ordinance.
3. Provide a hydrology report as required by the Department of Engineering Services.
4. Approval of the tentative map shall be for no more than twelve (12) months. If a final map is not recorded on all or a portion of the area embraced by the tentative map within twelve (12) months of the approval of the tentative map or an extension of time, up to one year, is not granted for the tentative map, a new tentative map must be filed.



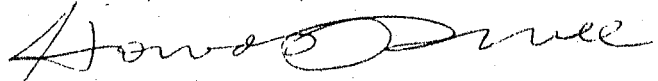
Leonard Van Dusseldorp
1585 Christy Lane
Las Vegas, NV 89110
RE: Tentative Map
Vegas Green Townhouses
Page -2-

5. Street names to be provided in accord with the City's Street Name Policy.
6. Subject to all conditions of City departments and State Subdivision Statutes.

This item will be considered by the Board of City Commissioners on May 4, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR



HOWARD A. NULL
CHIEF OF PLANNING

HPF:HAN:jp
cc: Vegas First Development
3601 W. Sahara Avenue #208
Las Vegas, NV 89102

Allied Fidelity
Insurance Co.

8945 North Meridian Street • Indianapolis, Indiana 46260 • 1 (800) 428-5730

AC № 048602

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That this Power-of-Attorney is not valid unless attached to the bond which it authorizes executed. It specifies the LIMIT OF THE AGENT'S AUTHORITY AND THE LIABILITY OF THE COMPANY, HEREIN.

THE AUTHORITY OF THE ATTORNEY-IN-FACT and THE LIABILITY OF THE COMPANY
SHALL NOT EXCEED ***ONE HUNDRED THOUSAND AND NO/100 DOLLARS***

**USE OF MORE THAN ONE POWER VOIDS
THE BOND**

ALLIED FIDELITY INSURANCE CO., an Indiana corporation, having its principal office in the City of Indianapolis, State of Indiana, does hereby make, constitute and appoint: _____
B.W. Thomason

in the City of Reno, County of Washoe,
State of Nevada, its true and lawful attorney-in-fact, at Reno,
in the State of Nevada, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, and undertakings in behalf of court fiduciaries, who under the jurisdiction of a court, administer property held in trust; public official bonds; license and permit bonds; tax, lien, and miscellaneous bonds; required by Federal, State, County, Municipal Authority, or other obligees, provided that the liability of the company as surety on any such bond executed under this authority shall not in any event exceed the sum shown above.

THIS POWER VOID IF ALTERED OR ERASED

The acknowledgment and execution of any such document by the said Attorney-In-Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following By-Law adopted by the Board of Directors of Allied Fidelity Insurance Co. at a meeting duly called and held on the 29th day of April, 1982:

"The President shall have power and authority to appoint Attorneys-in-Fact, and authorize them to execute, on behalf of the Company, bonds and undertakings, recognizances, contracts of indemnity and other surety and writings obligatory in the nature thereof; and he may at any time in his judgment remove any such appointees and revoke the authority given to them; and with respect to any Certified Copy of any Power of Attorney, the signatures of any issuing or attesting officer, and the seal of the Company, may be affixed to such Power of Attorney or to any certificate relating thereto, by facsimile; and such facsimile signatures and facsimile seals shall be valid and binding on the Company, in the future, with respect to any bond, undertaking or instrument of suretyship, to which it is attached."

IN WITNESS WHEREOF, Allied Fidelity Insurance Co. has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officers this 6th day of July, 1982.

execute, on behalf of the Company, bonds and other surety and writings obligatory in the nature thereof; and he may at any time in his discretion remove any such appointees and revoke the authority given to them; and with respect to any Certified Copy of any Power of Attorney, the signatures of any issuing or attesting officer, and the seal of the Company, may be affixed to such Power of Attorney or to any certificate relating thereto, by facsimile; and such facsimile signatures and facsimile seals shall be valid and binding on the Company, in the future, with respect to any bond, undertaking or instrument of suretyship, to which it is attached."

IN WITNESS WHEREOF, Allied Fidelity Insurance Co. has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officers this 6th day of July, 1982.

ALLIED FIDELITY INSURANCE CO.



Secretary

BY

President

**THIS POWER DOES NOT AUTHORIZE THE
EXECUTION OF BONDS FOR LOAN GUARANTEES**

STATE OF INDIANA }
COUNTY OF MARION } SS:

On this 6th day of July, 1982, before me a Notary Public, personally appeared H. O. CROQUART and T. L. EADS, who being by me duly sworn, acknowledged said instrument to be the voluntary act and deed of said Corporation.

Notary Public, Marion County, Indiana
My Commission Expires: 10/2/84

Hans E. Durbush

Notary Public



1. ONLY ONE POWER OF ATTORNEY MAY BE ATTACHED TO A BOND.
2. POWER OF ATTORNEY MUST NOT BE RETURNED TO ATTORNEY IN FACT, BUT SHOULD REMAIN A PERMANENT PART OF THE OBLIGEE'S RECORDS.
3. THIS POWER DOES NOT AUTHORIZE EXECUTION OF BONDS OF NE EXEAT OR ANY GUARANTEE FOR FAILURE TO PROVIDE PAYMENTS OF ALIMONY SUPPORT OR WAGE LAW CLAIMS, OR BONDS FOR CRIMINAL APPEARANCE.

STATE OF INDIANA }
COUNTY OF MARION } SS:

I, Frances A. Wilkinson, the Assistant Secretary of Allied Fidelity Insurance Co., do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Allied Fidelity Insurance Co., which is still in full force and effect.

This Certificate may be signed and sealed by facsimile under and by the authority of the following resolution of the Board of Directors of Allied Fidelity Insurance Co. at a meeting duly called and held on the 29th day of April, 1982:

"RESOLVED: That the use of a printed facsimile of the corporate seal of the company and of the signature of an Assistant Secretary on any certification of the correctness of a copy of an instrument executed by the President pursuant to the By-Laws appointing and authorizing an Attorney-in-Fact to sign in the name and on behalf of the company surety bonds, underwritings, undertakings or other instruments described in said By-Laws, with like effect as if such seal and such signature had been manually affixed and made, hereby is authorized and approved."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said corporation, this

20th day of OCTOBER, 19 83.

Frances A. Wilkinson

Assistant Secretary

FILE —

SUBDIVISION AGREEMENT

(A) THIS AGREEMENT made and entered into this 18th day of May, 1983, by and between David C. Hilty and Kathryn Hilty
1046 Griffith Ave.
Las Vegas, Nevada 89104 hereinafter referred to as "Subdivider", and the City of Las Vegas, Clark County, Nevada, a municipal corporation, hereinafter referred to as "City".

WITNESSETH:

(B) THAT, WHEREAS, at a meeting held by the City Planning Commission of Las Vegas, Nevada, on April 14, 1983, the said Commission conditionally approved a tentative map of the premises known as VEGAS GREEN TOWNHOUSES located in Las Vegas and recommended its approval by the Board of City Commissioners of Las Vegas, Clark County, Nevada; and

(C) WHEREAS, at the regular meeting held on May 4, 1983, the Board of City Commissioners of said City of Las Vegas approved the tentative map of VEGAS GREEN TOWNHOMES, subject to certain conditions, and

(D) WHEREAS, at a regular meeting held on April 26, 1983, the City Planning Commission of Las Vegas, Nevada, approved the final map for VEGAS GREEN TOWNHOUSES, subject to the construction of certain improvements to be made by the "Subdivider" as required by Title XI, Chapter 2, of the Las Vegas Municipal Code.

(E) WHEREAS, at a regular meeting held on the 18th day of May, 1983, the Board of City Commissioners of the said "City" approved said final map subject to the recommendations as set forth by the City Planning Commission of Las Vegas, Nevada.

(F) NOW, THEREFORE, THE PARTIES OF THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable considerations, do hereby agree as follows:

The said "Subdivider" has submitted plans for VEGAS GREEN TOWNHOUSES and agrees to construct at his cost and expense, all improvements shown on plans submitted, and further agrees to install these improvements in strict accordance with the applicable Uniform Standard Specifications of Public Works Construction, Clark County Area in effect at the date of signing of this Agreement.

(G) The "Subdivider" agrees to notify the City Engineer of the date and the hour when work is expected to begin on any of the following items, notification to be not less than twenty-four (24) hours in advance of the time work is anticipated to start, and if thereafter conditions develop to delay the start of work, the "Subdivider" agrees to notify the City Engineer of the delay not less than two (2) hours before work is scheduled to begin.

- Laying of utility lines and storm drains;
- Backfilling of utility line trenches & storm drain trenches;
- Placing concrete for curb, gutter, sidewalk, valley gutter storm drain structures, manholes and street lighting foundations;
- Excavating for roadway;
- Placing of Type I gravel base course;
- Placing of Type II gravel base course;
- Priming base course;
- Placing asphalt concrete surfacing;
- Sealing pavements (fog seal or open grade surfacing);
- Installing street lighting

It is understood and agreed, should the "Subdivider" suspend work on any item longer than overnight (except during Saturdays and Sundays) a new notification shall be made to the City Engineer before work may begin anew on any items requiring inspection.

(H) It is further understood and agreed whenever the City Engineer, or his duly authorized representative, inspects portions of work as mentioned hereinbefore, and finds the work performed to be in a satisfactory condition for inclusion in the completed project, the City Engineer, or his duly authorized representative, shall issue a statement of inspection which shall permit the "Subdivider" to perform the next phase of the construction. Ordinarily not less than one continuous block of any one of the items of work mentioned will be approved. It is further agreed that inspection and approval of any item of work shall not forfeit the right of the City to require the correction of faulty workmanship or materials at any time during the course of the work although previously approved and notwithstanding construction has proceeded according to plans approved by the "City". Should subsurface conditions be discovered such as excess water, clay, salts, voids or other defects, which were not originally contemplated, the "City" may require the "Subdivider", at the "Subdivider's" expense, to alter its plans for future construction or to correct, change or reconstruct the area affected by said defects.

The "Subdivider" further agrees nothing herein shall relieve him of the responsibility for proper construction and maintenance of the work, materials and equipment required under the terms of this Agreement until all work has been completed by him and accepted by the City of Las Vegas.

(I) The "Subdivider" further agrees to provide for the adjustment necessary to all existing utilities because of the work required by this Agreement, without cost to the "City".

(J) The "Subdivider" further agrees to furnish to the City Engineer, upon completion of all the improvements within City right of way required hereby, a map which is accurately indicated by lettered dimensions; the location of all manholes, the location, size and depth of all sewer mains, laterals and wyes for the connection of house service lines, and size and depth.

(K) The "Subdivider" further agrees that all improvements shall be made in accordance with the general regulations, specifications, and ordinances of the said City of Las Vegas, and that approval of the final subdivision map shall not be made until all street plans and profiles, typical street sections, sewer plans and profiles, electric light layout and architectural arrangements of housing units, and all other such plans and specifications as may be required have been submitted to and approved by the various City Departments concerned.

(L) It is further agreed that the "City" shall have the right to require the correction by the "Subdivider" at any time before release of the bond required herein, of any item, or items, to be installed under this Agreement which do not conform to City Standards, Specifications or Ordinances, even though the plans for the item in question may have been approved by the City Engineer.

(M) The "Subdivider" further agrees that said improvements shall be started within thirty days from the date of the signing of this Agreement and that said improvements shall be completed within twelve months from the date the project is started.

(N) It is further agreed that in the event the "Subdivider" fails to complete said improvements within said period, the "City" may at its option, proceed to complete said improvements at the expense of the "Subdivider" or under his bond as hereinafter provided for.

(O) The said "Subdivider" further agrees that he will execute a surety and performance bond for the full cost of said improvements in favor of the "City", conditioned that said "Subdivider" will complete said improvements within said period and further conditioned that said bond shall be used for the payment of the completion of said improvements within the said twelve month period and that the "City" has exercised its option to complete said improvements and further provided that any application for the release of said bond upon the completion of the improvements by the "Subdivider" shall not be granted unless accompanied by a written certificate from the City Engineer, stating that all requirements hereof have been satisfactorily completed in accordance with the terms of this Agreement. Said "Subdivider" further agrees that said bond shall be first submitted to and approved by the City Attorney of the City of Las Vegas.

No certificates of occupancy will be granted to tract houses until such a time that the offsite improvements are completed in accordance with the Uniform Standard Drawings for Public Works Construction Clark County Area and Uniform Standard Specifications for Public Works Construction Clark County Area in effect at the signing of this Agreement, Title XI, Chapter 2 of the Las Vegas Municipal Code, the Subdivision Agreement, the Bond and to the satisfaction of the City Engineer.

(P) Upon the signing of this Agreement by the parties hereto, upon the execution of the Surety and Performance Bond as called for herein and its acceptance by the "City", and upon performance by the "Subdivider" and the City Departments concerned (as provided in Paragraph (H) above), the "City" will, by its proper authorities, accept said final map of the "Subdivider" and do any further or such other acts as may be necessary to approve said final map, as provided by Nevada Revised Statutes, Chapter 278, and Title XI, Chapter 2, of the Las Vegas Municipal Code.

(Q) The "Subdivider" further agrees that in addition to the above conditions, any and/or all stipulations and agreements made by it and the Board of City Commissioners and/or City Planning Commission of Las Vegas will be fully performed.

(R) The "Subdivider" shall protect and take care of all work until its completion and final acceptance by the City. During moving in, con-

struction and moving off, the "Subdivider" shall keep the site free and clean from dangerous accumulation of rubbish and debris, and shall maintain sufficient and proper barricades, lights, etc., for the protection of the public. Final acceptance of the work will not be made by the "City" until the area falling under the Agreement, known as VEGAS GREEN TOWNHOUSES and adjacent property has been cleared of all rubbish, surplus materials, and equipment resulting from the Contractor's operations, to the satisfaction of the City Engineer.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

David C. Hilty and Kathryn Hilty

BY

David C. Hilty

BY

Kathryn Hilty

CITY OF LAS VEGAS, NEVADA,
a Municipal Corporation

RS BY

William H. Briare

WILLIAM H. BRIARE, MAYOR

ATTEST:

Carol A. Hawley

CAROL ANN HAWLEY CITY CLERK