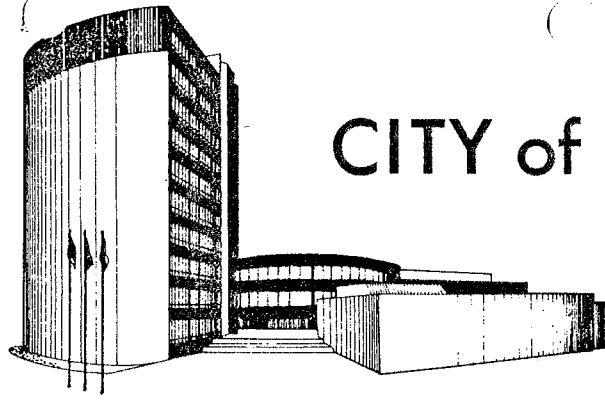


MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

September 26, 1984

Nevada Savings & Loan Association
201 Las Vegas Blvd. South
Las Vegas, Nevada 89102

Re: Woodcrest Unit #1
RELEASE OF SUBDIVISION
CASH DEPOSIT AGREEMENT

Gentlemen:

The City Council at a regular meeting held December 21, 1983, APPROVED the recommendation of the Department of Community Planning & Development that the above referenced subdivision be accepted, subject to the improvement correction list.

On September 24, 1984, the Department of Community Planning & Development accepted the improvement correction list for Woodcrest Unit #1 as having been completed in accordance with agreements and City standards.

Therefore, all funds remaining in "Woodcrest Unit #1 Off-Site Improvement Account" is hereby released.

Sincerely,

CAROL ANN HAWLEY
CITY CLERK

CAH:mpk

Encl.

cc: Valley Bank of Nevada
Dept. of Finance & Computer Services
Dept. of Community Planning & Development
Land Development/Flood Control



1080
INTER-OFFICE MEMORANDUM

Date

September 24, 1984

TO:

CITY CLERK

FROM:

COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

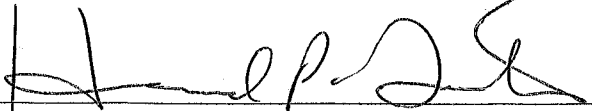
RELEASE OF SUBDIVISION BOND

COPIES TO:

CHUCK TURK

On December 21, 1983 the City Council accepted the improvements for Woodcrest #1 subject to the completion of the improvement correction list items for this subdivision. Please be notified that these items have now been completed to the satisfaction of the Department of Community Planning & Development.

It is recommended that the Cash Deposit with Nevada Savings & Loan be released to the subdivider.



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

HPF:CT:bc

RECEIVED

GENDA*City of Las Vegas*

0100

December 21, 1983

Page 21

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES
(Continued)*B. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

All offsite improvements on the following subdivisions have been completed in accordance with agreements and City standards except for the final correction list.

1. Woodcrest Unit 1. (Nevada Savings and Loan - property generally located at the southwest corner of Torrey Pines Drive and Alexander Road, No. of acres: 40, No. of lots: 172, Zoned R-E, R-1 and R-CL)

2. New Country Unit 6. (First Western Savings - property generally located north of Cheyenne Rd., east of Jones Blvd., No. of acres: 11.4, No. of lots: 46, Zoned R-1)

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

Staff to proceed

*C. ACCEPTANCE OF RIGHT OF WAY ITEMS

1. Right of Way Grant
From: Mary Lee Crosby
To: City of Las Vegas
For: Portion of SE-1/4,
Sec. 28, T20S, R60E
Easement. Drainage
Purposes
Westcliff Dr. (11/30/83)

2. Grant Deed
From: Lessie Collins, a widow
To: City of Las Vegas
For: Portion of Lot 140D
Vegas Heights Tract
Unit No. 4
Highland Ave. (3/22/83)
Recorded as Instrument
No. 1785980 in Book
1826 on October 28,
1983

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

Staff to proceed

APPROVED AGENDA ITEM

AGENDA

CITY COUNCIL MINUTES - SEPTEMBER 7, 1983

City of Las Vegas

0071

September 7, 1983

Page 22

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES

C. E. GILPIN, DIRECTOR

*CONSENT AGENDA

All matters listed under items A, B, and C, recommended for approval by the staff, are considered to be routine by the City Council and may be enacted by one motion. However, any item may be discussed if a Council member or citizen so requests

*A. APPROVAL OF SUBDIVISION MAPS

It is recommended that the following final map be approved subject to posting of bond and signing of agreements within thirty days. All engineering designs are being processed.

1. Woodcrest Unit 1 (Amended). (Collins Brothers Corp. - property generally located on the southwest corner of West-cliff Drive and Roland Wiley Drive, No. of acres: 19.6, No. of lots: 130, Zoned R-1 and R-CL)

*B. RELEASE OF CONTRACT RETENTION

All work has been completed in accordance with contract plans and specifications and the work has been inspected.

1. RFQ No.: 3531-3377
Contractor: Fremont Construction, Inc.
For: Storage Shed on Sports Complex Building

Notice of Completion: August 12, 1983
Release Date: September 16, 1983

2. Bid No.: 83.3550.12
Contractor: General Concrete
For: NSA II Phase II Sidewalks

Notice of Completion: August 12, 1983
Release Date: September 16, 1983

Nolen -
APPROVED Items A1;
B1, 2; C1, 2, 3,
4, 5, 6 and 7 as
recommended by staff.
Unanimous
(Briare and Levy
excused)

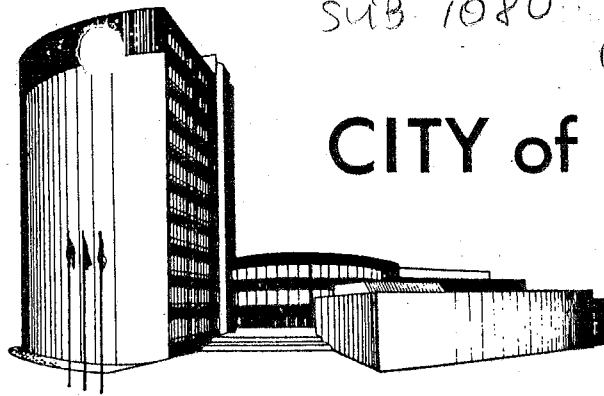
Staff to proceed

APPROVED
See Above

Clerk to notify
and staff to
proceed.

APPROVED AGENDA ITEM

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

June 27, 1983

Collins Brothers
P.O. Box 42427
Las Vegas, Nevada 89116

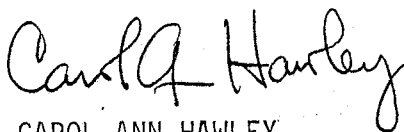
Re: Woodcrest
SUBDIVISION AGREEMENTS &
CASH DEPOSIT AGREEMENTS

Gentlemen:

The Board of City Commissioners at a regular meeting held May 4, 1983, APPROVED the final map of Woodcrest.

We have received from Nevada Savings & Loan a Cash Deposit Agreement, in the amount of \$1,315,458.00. Two executed copies of this Cash Deposit Agreement along with two executed copies of the Subdivision Agreement are enclosed: one for your files, and one to be delivered to Nevada Savings and Loan.

Sincerely,



CAROL ANN HAWLEY
CITY CLERK

CAH:mpk

cc: Nevada Savings and Loan
Dept. of Financial Management w/copy of Subdivision Agreement and
Cash Deposit Agreement
Dept. of Engineering Services w/copy of Subdivision Agreement and
Cash Deposit Agreement



INTER-OFFICE MEMORANDUM

June 22, 1983

TO:

CITY CLERK

FROM:

SUBDIVISION ENGINEER

SUBJECT:

SUBDIVISION AGREEMENT AND
BOND FOR
WOODCREST

COPIES TO:

Attached is the original Subdivision Agreement covering improvements to be installed under the Subdivision Ordinance for _____

Woodcrest by _____

Collins Brothers Corp., A Nevada Corporation
Name _____

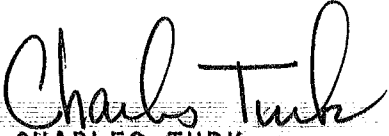
P. O. Box 42427 Las Vegas, Nevada 89116
Address _____

Also attached is a cash deposit agreement in the amount of \$ 1,315,458.00 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 Agreement signed by E. A. Collins
cash deposit agreement with Nevada Savings & Loan
Final Map

SUBDIVIDER'S
CORPORATE CERTIFICATE

I, M. M. Collins, certify that I am
the Secretary of the Corporation named as
Subdivider in the Foregoing Agreement; that E. A. Collins
 who signed said Agreement on behalf of the Sub-
divider was then President of the said
Corporation; that said Agreement was duly signed for and in behalf
of said Corporation by authority of its governing body and is within
the scope of its corporate powers.

H. H. Pollock
Secretary

(CORPORATE SEAL)

STATE OF Nevada)
COUNTY OF Clark) ss.

On this 20th day of June, 1983, the following person: E. A. Collins, personally appeared before me, The undersigned, a Notary Public in and for Clark County, Nevada, known to me to be the President of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that he is acquainted with the seal of the Corporation, and that the seal affixed to the above Corporate Certificate is the seal of the Corporation; that the signature to the Agreement was made by an officer of

said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.



Marilyn Beadshaw
NOTARY PUBLIC in and for said
County and State

My Commission Expires:

March 21, 1985
Notary Seal

STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 20th day of June, 1983, the following person: M. M. Collins, personally appeared before me, The undersigned, a Notary Public in and for Clark County, Nevada, known to me to be the Secretary of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that he is acquainted with the seal of the Corporation, and that the seal affixed to the above Corporate Certificate is the seal of the Corporation; that the signature to the Agreement was made by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.



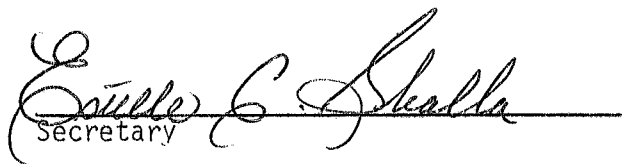
Marilyn Beadshaw
NOTARY PUBLIC in and for said
County and State

My Commission Expires:

March 21, 1985
Notary Seal

FINANCIAL INSTITUTION
CORPORATE CERTIFICATE

I, Estelle C. Skalla, certify that I am
the Secretary of Nevada Savings and Loan Association
the Corporation named as the "Financial Institution" in the foregoing
Agreement; that Bruce E. Pierson who signed this Agreement
on behalf of the Financial Institution was then the Senior Vice President
of the Corporation; that this Agreement was duly signed for and in behalf of
the Financial Institution by authority of its governing body and is within
the scope of its corporate powers.


Secretary

(Corporate Seal)

STATE OF)
COUNTY OF) ss.

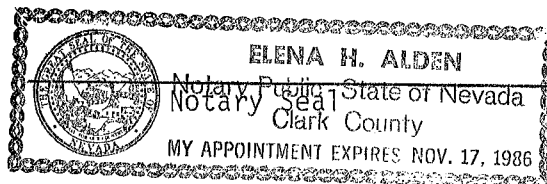
On this 22nd day of June, 1983, the following
person: Bruce E. Pierson personally appeared before
me, Elena H. Alden, a Notary Public in and for
Clark County, Nevada, known to me to be the
Senior Vice President of the Corporation that executed the foregoing
Agreement, and upon oath, did depose that he is acquainted with the seal of
the Corporation, and that the seal affixed to the above Corporate Certificate
is the seal of the Corporation; that the signature to the Agreement was made

by an officer of said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.

Elena H. Alden

NOTARY PUBLIC in and for said
County and State

My Commission Expires: *Nov 17, 1986*



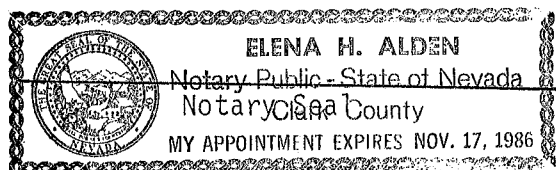
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 22nd day of June, 19 83, the following
person: Estelle C. Skalla, personally appeared before
me, Elena H. Alden, a Notary Public in and for Clark
County, Nevada, known to me to be the Secretary of the Corporation that executed
the foregoing Agreement, and upon oath, did depose that she is the officer of
said corporation as designated above, that she is acquainted with the seal of
the Corporation, and that the seal affixed to the above Corporate Certificate
is the seal of the Corporation; that the signature to the Agreement was made by
an officer of said Corporation and that the Corporation executed the Agreement
freely and voluntarily for the uses and purposes therein mentioned.

Elena H. Alden

NOTARY PUBLIC in and for said
County and State

My Commission Expires: *Nov 17, 1986*



SUBDIVIDER'S
CORPORATE CERTIFICATE

I, M. M. Collins, certify that I am
the Secretary of the Corporation named as
Subdivider in the Foregoing Agreement; that E. A. Collins
 who signed said Agreement on behalf of the Sub-
divider was then President of the said
Corporation; that said Agreement was duly signed for and in behalf
of said Corporation by authority of its governing body and is within
the scope of its corporate powers.

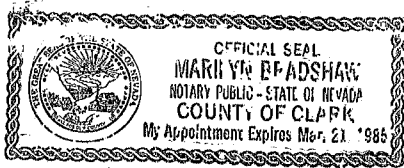
M. M. Callahan
Secretary

(CORPORATE SEAL)

STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 20th day of June, 1893, the following person: E. A. Collins, personally appeared before me, The undersigned, a Notary Public in and for Clark County, Nevada, known to me to be the of the Corporation that executed the foregoing Agreement, and upon oath, did depose that he is the officer of said corporation as designated above, that he is acquainted with the seal of the Corporation, and that the seal affixed to the above Corporate Certificate is the seal of the Corporation; that the signature to the Agreement was made by an officer of

said Corporation and that the Corporation executed the Agreement freely and voluntarily for the uses and purposes therein mentioned.



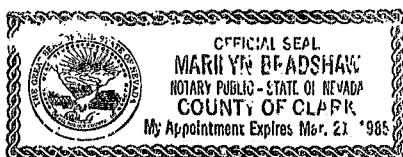
NOTARY PUBLIC in and for said
County and State

My Commission Expires:

March 21 1985
Notary Seal

STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 20th day of June, 1983, the following
person: M. M. Collins, personally appeared
before me, The Undersigned, a Notary Public in
and for Clark County, Nevada, known to me to be the
Secretary of the Corporation that executed the foregoing Agreement,
and upon oath, did depose that he is the officer of said corporation
as designated above, that he is acquainted with the seal of the
Corporation, and that the seal affixed to the above Corporate
Certificate is the seal of the Corporation; that the signature to
the Agreement was made by an officer of said Corporation and that
the Corporation executed the Agreement freely and voluntarily for
the uses and purposes therein mentioned.



NOTARY PUBLIC in and for said
County and State

My Commission Expires:

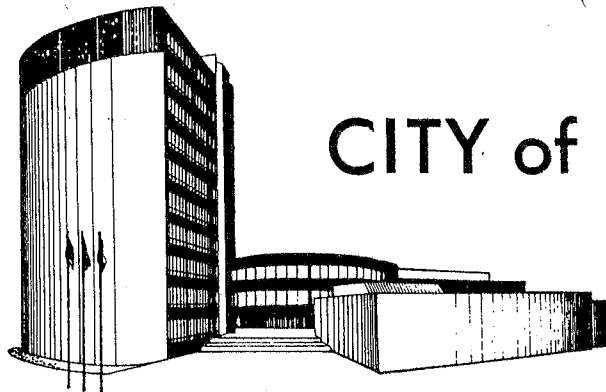
March 21 1985
Notary Seal

7-08-1080

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 23, 1983

Mr. Paul E. Valentine
7022 W. Charleston Blvd.
Las Vegas, Nevada 89117

Re: REQUEST FOR WAIVER OF CERTAIN SUBDIVISION REQUIREMENTS
Final Map - Woodcrest

Dear Mr. Valentine:

The Board of City Commissioners at a regular meeting held May 18, 1983, APPROVED your request on behalf of Collins Brothers Corporation for a waiver of the subdivision requirements regarding minimum street widths, reduction of sidewalks; and use of roll type curb and gutter on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

Sincerely,

CAROL ANN HAWLEY
City Clerk

Sandra R. LeBoeuf
By: Sandra R. LeBoeuf
Acting City Clerk

CAH:SRL:jp

cc: Dept. of Community Planning and Development
Dept. of Building and Safety
Dept. of Fire Services
Dept. of Engineering Services



City of Las Vegas

SUB-1080

0160

AGENDA DOCUMENTATION

Date: May 6, 1983

TO:

The Board of City Commissioners

FROM:

DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
MAY 18, 1983 CITY COMMISSION AGENDAPURPOSE/BACKGROUNDSUMMARY OF ITEMS - SEE BACKUP MATERIAL

- Item A - Tentative Map - Marion View
- Item B - Final Map - Marion View
- Item C - Request for Waiver of Certain Subdivision Requirements - Final Map - Woodcrest
- Item D - Request for Temporary Parking and Access - Final Map - Miramonte Estates North #3
- Item E - Extension of Time - Z-15-81 - Fremont Construction Co.
- Item F - Extension of Time - Z-22-82 - Ranulfo Y. Lim
- Item G - Plot Plan Review and Review of Condition - Z-49-82 - Farmers Insurance Exchange, Et Al
- Item H - Satellite Parking - SP-1-83 - Andre Rochat, Et Al
- Item I - U-16-82 - Six-Month Review of the Approved Use Permit for Robert H. Parker, Trustee
- Item J - Zone Change - Z-31-83 - Basil and Etta Mae Watson
- Item K - Zone Change - Z-32-83 - Cragin & Pike Insurance Agency, Inc.
- Item L - Zone Change - Z-33-83 - Thomas T. Beam
- Item M - Tentative Map - Stewart Town Condominiums
- Item N - Final Map - Stewart Town Condominiums
- Item O - Zone Change - Z-30-83 - Climi Deane Waits and Faye Waits
- Item P - Abeyance Item - Zone Change - Z-28-83 - Chism Homes, Inc.

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 18, 1983

City of Las Vegas

May 18, 1983

0165

BOARD OF CITY COMMISSIONERS

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

Page 35

PHONE 386-6011

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

C. REQUEST FOR WAIVER OF CERTAIN SUBDIVISION
REQUIREMENTS - FINAL MAP - WOODCREST

Request of Paul E. Valentine on behalf of Collins Brothers Corp. for a waiver of the subdivision requirements regarding minimum street widths, reduction of sidewalks; and use of roll type curb and gutter on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

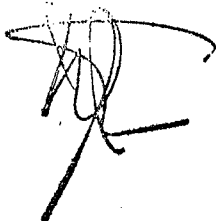
Planning Commission unanimously recommends APPROVAL of the roll curb and gutter on the interior streets of the development and DENIAL of reducing the sidewalk and street widths.

Staff Recommendation: APPROVAL of the roll curb and gutter on the interior streets and DENIAL of reducing the sidewalk and street widths.

Lurie -
APPROVED as recommended by the Planning Commission and staff.
Unanimous

Clerk to notify & Planning to proceed

APPROVED AGENDA ITEM



To: The Board of City Commissioners
Re: Community Planning and Development Agenda Item
May 18, 1983 City Commission Agenda

X.

C. REQUEST FOR WAIVER OF CERTAIN SUBDIVISION REQUIREMENTS - FINAL MAP - WOODCREST

The request is by the Collins Brothers to waive certain requirements of the subdivision ordinance regarding the street widths, the width of the sidewalk and the use of roll type curb and gutter. The applicant is requesting the 51' right-of-way be reduced to 48', 5' sidewalk be reduced to 3 1/2' and to allow roll curb and gutter rather than the "L" type. The applicant proposes a 1 1/2' easement back of the sidewalk for utilities such as street lights and fire hydrants that would be across the front of the lots. An amendment to the subdivision ordinance is presently being considered to reduce the 51' street to 48' and reducing the sidewalk width from 5' to 4' with roll curb and to 3 1/2' with "L" type curb. The reduction in street width is proposed to 48' here but the reduction of sidewalk width to 3 1/2' is 6" less than is proposed in this ordinance because roll curbs are being requested. The Planning Commission felt the request for roll curb and gutter would be compatible on the interior streets of this subdivision but that the sidewalk width and street width remain as presently in the subdivision ordinance.

PLANNING COMMISSION RECOMMENDATION: APPROVAL of the roll curb and gutter on the interior streets of the development and DENIAL of reducing the sidewalk and street widths.

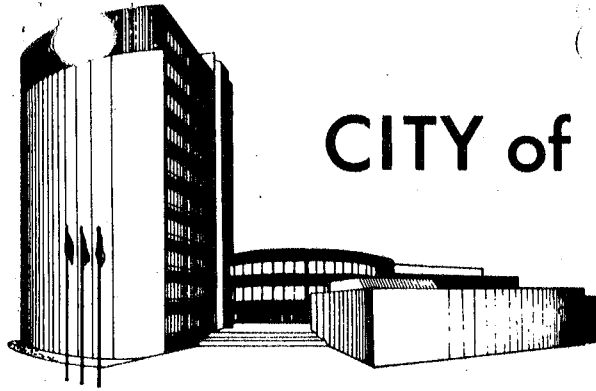
STAFF RECOMMENDATION: APPROVAL of the roll curb and gutter on the interior streets and DENIAL of reducing the sidewalk and street widths.

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

April 28, 1983

Paul E. Valentine
7022 W. Charleston Blvd.
Las Vegas, Nevada 89117

RE: Request for Waiver of Subdivision
Requirements and To Use Roll Curb
and Gutter - Final Map - Woodcrest

Dear Mr. Valentine:

Your request on behalf of Collins Brothers Corp. for a waiver of the subdivision requirements regarding minimum street widths, reduction of sidewalks; and use of roll type curb and gutter on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL), was considered by the City Planning Commission on April 26, 1983.

The Commission voted to refer this item with a recommendation of APPROVAL for the 24" roll curb and gutter on the interior streets only, not including the entrance streets, Maplecrest Way and Birch Way and on Sherman Miller Way; and DENIAL for 3.5' wide sidewalks in lieu of standard 5' wide sidewalks and reduction in right-of-way for local streets from 51' to 48'.

This item will be considered by the Board of City Commissioners on May 18, 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:cme
cc: City Clerk



SUB-1080

0148

City of Las Vegas

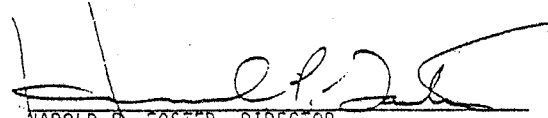
AGENDA DOCUMENTATION

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 ☐

States Due: _____

Agenda Item

X.

AGENDA*City of Las Vegas*

May 4, 1983

0155

BOARD OF CITY COMMISSIONERS

Page 38

COMMISSION CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

ITEM

Commission Action

Department Actic

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)D. FINAL MAP - WOODCREST

Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

Owner: Nevada Savings and Loan Association

Subdivider: Collins Brothers Corp.

No. of Acres: 40 No. of Lots: 172

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

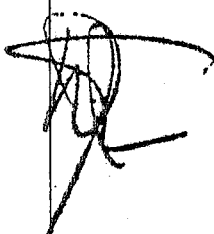
1. Approval of the tentative map,
2. Conformance to the conditions of approval for the tentative map.

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.

D. FINAL MAP - WOODCREST

This final map is tied into the tentative map under Item C. If the tentative map is approved, then this map is in order to also be approved.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

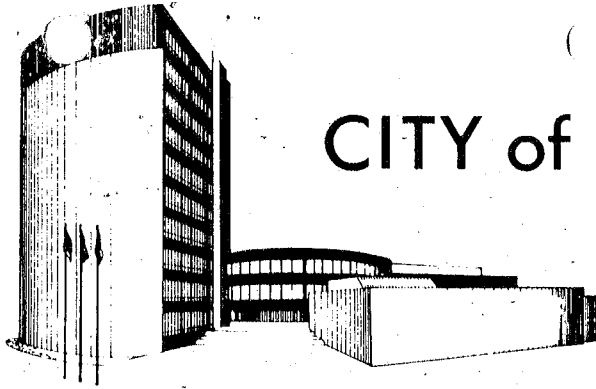
STAFF RECOMMENDATION: APPROVAL

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

Nevada Savings & Loan
201 Las Vegas Boulevard South
Las Vegas, NV 89101

RE: Final Map - Woodcrest

Gentlemen:

The Final Map for Woodcrest on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL), 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. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

This item is being referred to the Department of Engineering Services for further consideration. Upon completion of their review, the map will be forwarded to the City Commission.

Sincerely,

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

HOWARD A. NULL
CHIEF OF PLANNING

HPF:HAN:jp

cc: Dept. of Engineering Services
Collins Brothers Corp.
P.O. Box 42427
Las Vegas, NV 89116

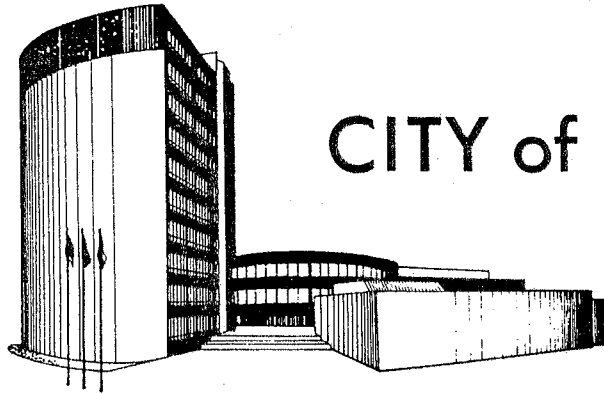
CC: CITY CLERK 5/4/83 CC



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

Nevada Savings and Loan Association
 201 Las Vegas Blvd. South
 Las Vegas, Nevada 89101

Re: TENTATIVE MAP
 Woodcrest

Gentlemen:

The Board of City Commissioners at a regular meeting held May 4, 1983, APPROVED the Tentative Map for Woodcrest on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL), subject to the following conditions:

1. Conformance to the conditions of approval for Z-64-82.
2. No vehicular access to Alexander Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
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.

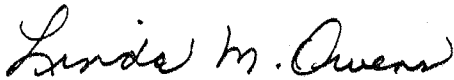


Nevada Savings and Loan Association
Tentative Map - Woodcrest
May 9, 1983
Page -2-

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 Sub-division 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
Collins Brothers Corporation, P. O. Box 42427
Las Vegas, Nevada 89116

City of Las Vegas

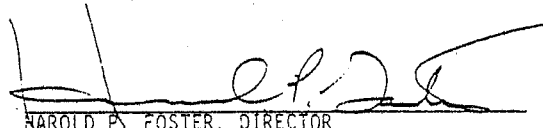
AGENDA DOCUMENTATION

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.

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

C. TENTATIVE MAP - WOODCREST

Property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1 and R-CL).

Owner: Nevada Savings and Loan Association

Subdivider: Collins Brothers Corp.

No. of Acres: 40 No. of Lots: 177

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

1. Conformance to the conditions of approval for Z-64-82.
2. No vehicular access to Alexander Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.

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.

C. TENTATIVE MAP - WOODCREST

The map conforms to the Subdivision Regulations and to the approved zoning plan. This is the first phase of development on this project by the Collins Brothers.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

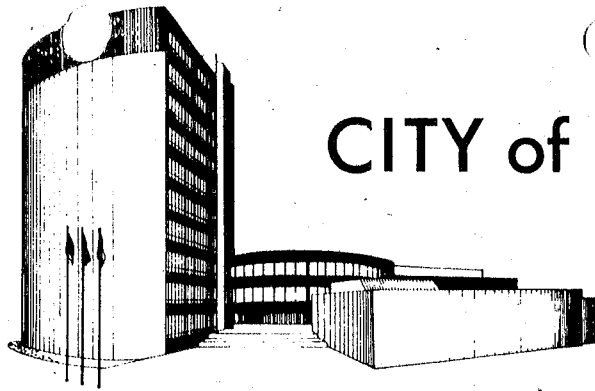
STAFF RECOMMENDATION: APPROVAL

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

Nevada Savings and Loan Association
201 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Tentative Map - Woodcrest

Gentlemen:

The Tentative Map for Woodcrest on property generally located on the southwest corner of Alexander Road and Torrey Pines Drive, R-E Zone (under Resolution of Intent to R-E, R-D, R-1, and R-CL), 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-64-82.
2. No vehicular access to Alexander Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side of the wall and the ground area at the exterior base of the wall.
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.



Nevada Savings and (an Assoc.
201 Las Vegas Boulevard South
Las Vegas, NV 89101
RE: Tentative Map - Woodcrest
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: Collins Brothers Corp.
P.O. Box 42427
Las Vegas, NV 89116

SUBDIVISION AGREEMENT

(A) THIS AGREEMENT made and entered into this 4th day of May, 1983, by and between COLLINS BROTHERS CORP.
P. O. Box 42427
Las Vegas, Nevada 89116 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 WOODCREST 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 WOODCREST, subject to certain conditions, and

(D) WHEREAS, at a regular meeting held on April 14, 1983, the City Planning Commission of Las Vegas, Nevada, approved the final map for WOODCREST, 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 4th 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 WOODCREST 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 WOODCREST 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.

COLLINS BROTHERS CORP.

BY E. C. Collins, Pres

BY W. H. Collins, Sec.

CITY OF LAS VEGAS, NEVADA,
a Municipal Corporation

BY William H. Briare
WILLIAM H. BRIARE, MAYOR

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY CITY CLERK

AGREEMENT

THIS AGREEMENT, made and entered into this 20th day of June, 1983, by and between Collins Brothers Corp. (hereinafter referred to as the "Subdivider"), the CITY OF LAS VEGAS, Clark County, Nevada, a municipal corporation (hereinafter referred to as the "City"), and Nevada Savings & Loan Association (hereinafter referred to as the "Financial Institution").

WITNESSETH:

WHEREAS, the Subdivider has agreed to do and perform certain work, consisting of the construction of off-site improvements in WOODCREST, including - (Subdivision)

-, in accordance with that (General Description of Improvements) certain Subdivision Agreement between the Subdivider and the City dated the 20th day of June, 1983, a copy of which said Subdivision Agreement is attached hereto, marked Exhibit "A", and by reference made a part hereof; and

WHEREAS, in said Subdivision Agreement, the Subdivider agreed to execute a surety and performance bond in favor of the City, securing to the City the faithful performance of all of the terms and conditions thereof on the Subdivider's part to be performed; and

WHEREAS, the appropriate ordinances of the City provide that, in lieu of said surety and performance bond, Subdivider may make a cash deposit, equal in amount to such surety and performance bond which would otherwise be required, in a local financial institution, provided that a proper agreement is entered into by and between the Subdivider, the City and the Financial Institution; and

WHEREAS, the Subdivider desires to make such cash deposit in lieu of the aforesaid surety and performance bond and the City desires to accept such cash deposit in satisfaction of the Subdivider's obligation to provide such bond;

NOW, THEREFORE, for and in consideration of the premises and of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

1. The Subdivider hereby represents that it has heretofore established with the Financial Institution a separate account, designated

and has deposited therein the sum of One Million Three Hundred Fifteen Thousand Four Hundred Fifty Eight Dollars (\$ 1,315,458.00) as security for the faithful performance of all of the terms and conditions of the aforesaid Subdivision Agreement on the Subdivider's part to be performed, said sum to be received, held and disbursed by the Financial Institution in accordance with the terms of this Agreement. By its execution hereof, the Financial Institution hereby verifies that said account has been established and that the aforesaid sum has been deposited therein.

2. Funds deposited in said account may be withdrawn only upon drafts or requests for withdrawal signed jointly by the Treasurer of the City of Las Vegas and by some person designated by the Subdivider.

3. It is contemplated that progress payments may be made to the Subdivider from time to time out of said account as the work on said improvements progresses, and the Treasurer of the City of Las Vegas, upon written notice from the City Engineer stating the percentage of the work completed and the amount to be paid therefor, shall sign a draft on said account or a request for the withdrawal of funds therefrom in the amount stated in such notice from the City Engineer, provided, however, that there shall at all times be a ten percent (10%) retention on said funds in said account until all of the off-site improvements called for in said Subdivision Agreement have been completed and accepted by the City.

4. In the event said off-site improvements are not completed to the satisfaction of the City within the time prescribed in said Subdivision Agreement and the City desires to exercise its option to complete said improvements, the City shall serve upon the Subdivider and upon the Financial Institution written notice of such default and exercise of such option, and thereafter drafts on said account or requests for the withdrawal of funds therefrom shall be valid and binding and shall be honored by the Financial Institution upon the sole signature of the Treasurer of the City of Las Vegas.

5. It is acknowledged by the Subdivider that the sum provided for in paragraph 1 above is based upon the estimated cost of the improvements called for in said Subdivision Agreement. It is understood and agreed that, in the event the actual cost of said improvements shall exceed such sum, the Subdivider is in no way relieved by this Agreement

from the obligation of paying the amount of such excess.

6. It is understood and agreed that neither Financial Institution, by executing this Agreement, nor any of its affiliates, makes any representation or commitment whatsoever to be guarantor, surety or principal or to be otherwise, directly or indirectly, responsible for the construction or the financing of the construction of the above described off-site improvements except as expressly provided by this Agreement.

7. It is acknowledged that the funds in the "WOODCREST
(Subdivision) Off-Site Improvement Account" have been deposited therein in lieu of the surety and performance bond which would otherwise be required to secure to the City the faithful performance of all of the terms and conditions of the aforesaid Subdivision Agreement. It is therefore understood and agreed that said funds constitute a security interest in favor of the City and that the City's claim to said funds shall be prior to that of any creditor, referee, receiver or trustee in the event of insolvency or bankruptcy; and that in any of such events, said funds shall not be administered by any receiver, referee or trustee, but shall be paid and distributed according to the terms of this Agreement. This Agreement with attachment shall be placed on public record to perfect said security interest.

8. Upon final acceptance by the Board of Commissioners of the City of all of the off-site improvements called for in said Subdivision Agreement, this Agreement shall become null and void and of no further force or effect, and all funds remaining in said account shall belong to the Subdivider.

9. This Agreement and all of the provisions hereof shall be binding upon and shall inure to the benefit of the parties hereto, their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or have caused to be executed by their duly authorized representatives, this Agreement in triplicate the day and year first above written.

By E. H. Collins, Pres.
SUBDIVIDER

ATTEST:

Carol A. Hawley
Carol Ann Hawley, City Clerk

CITY OF LAS VEGAS
By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Emile C. Skalla
Secretary

By Bruce E. Owen
Senior Vice President
Nevada Savings & Loan Association
-3-