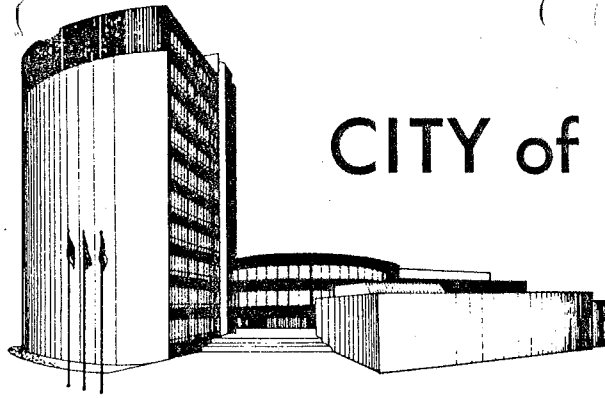


MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

Sub 1102

September 26, 1984

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

Re: Woodcrest Unit #3
RELEASE OF SUBDIVISION
CASH DEPOSIT AGREEMENT

Gentlemen:

The City Council at a regular meeting held June 20, 1984, 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 #3 as having been completed in accordance with agreements and City standards.

Therefore, all funds remaining in "Woodcrest Unit #4 Off-Site Improvement Account" is hereby released.

Sincerely,

Carol G. Hawley
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



1102
INTER-OFFICE MEMORANDUM

Date

September 24, 1984

TO:

CITY CLERK

FROM:

COMMUNITY PLANNING & DEVELOPMENT

SUBJECT:

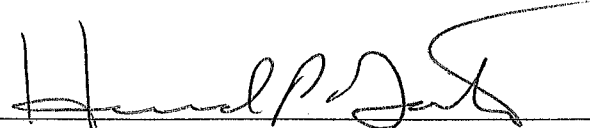
RELEASE OF SUBDIVISION BOND

COPIES TO:

CHUCK TURK

On June 20, 1984 the City Council accepted the improvements for Woodcrest Unit 3 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 Valley Bank of Nevada be released to the subdivider.


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

HPF:CT:bc

RECEIVED
CITY CLERK
SEP 24 1984

AGENDA

City of Las Vegas

June 20, 1984 0077

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

Page 18

ITEM

Council Action

Department Action

IV (i). DEPARTMENT OF ENGINEERING SERVICES

C. E. GILPIN, DIRECTOR

*CONSENT AGENDA

All matters listed under Items A, B, C, and D 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 maps be approved subject to posting of bonds and signing of agreements and plans within thirty days. All engineering designs are being processed.

1. Lewis Homes - Sahara #12-B. (Lewis Homes of Nevada - property generally located west of Torrey Pines Drive, south of O'Bannon Drive, No. of acres: 7.08, No. of lots: 31, Zoned R-1 and R-D)

2. Charleston Heights Tract 54-A (Reversionary Map) (Becker and Sons - property generally located on the east side of Michael Way, south of Cheyenne Avenue, No. of acres: 8.3, No. of lots: 26, Zoned R-D)

*B. ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

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

1. Woodcrest Unit 3. (Nevada Savings and Loan Association - property generally located west of Torrey Pines Drive, north of Gowan Road, No. of acres: 41.8, No. of lots: 256, Zoned R-CL)

Levy -
APPROVED Items A,
B, C & D as recom-
mended.
Unanimous

Staff to proceed

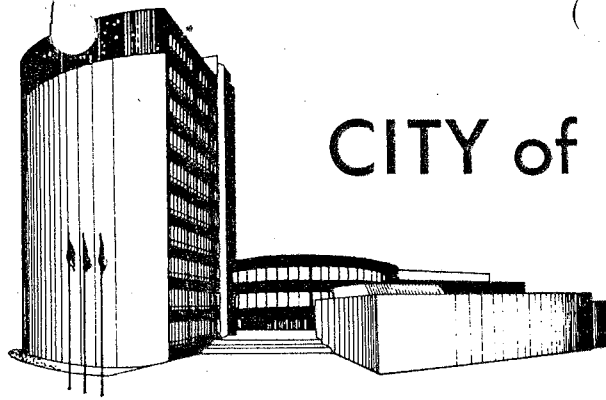
Levy -
APPROVED Items A,
B, C & D as recom-
mended.
Unanimous

Staff to proceed

1054

APPROVED AGENDA ITEM

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

December 30, 1983

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

Re: Woodcrest Unit No. 3
SUBDIVISION AGREEMENTS &
CASH DEPOSIT AGREEMENTS

Gentlemen:

The City Council at a regular meeting held August 3, 1983, APPROVED the final map of Woodcrest Unit No. 3.

We have received from Valley Bank of Nevada a Cash Deposit Agreement in the amount of \$674,420.00. 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 Valley Bank of Nevada.

Sincerely,

CAROL ANN HAWLEY
CITY CLERK

CAH:mpk

Encl.

cc: Valley Bank of Nevada
Dept. of Financial Management w/copy of Subdivision Agreement &
Cash Deposit Agreement
Dept. of Engineering Services w/copy of Subdivision Agreement &
Cash Deposit Agreement



CITY OF LAS VEGAS

Date

INTER-OFFICE MEMORANDUM

October 7, 1983

TO:

CITY CLERK

FROM:

SUBDIVISION ENGINEER

SUBJECT:

SUBDIVISION AGREEMENTS
AND BOND FOR
WOODCREST UNIT 3

COPIES TO:

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

WOODCREST UNIT 3 by _____

Nevada Savings & Loan Association
Name

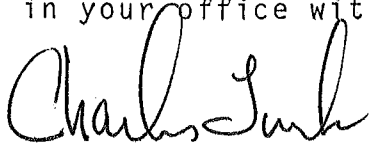
201 Las Vegas Blvd. South Las Vegas, NV 89101
Address

Also attached is a CASH DEPOSIT AGREEMENT in the amount of \$674,420.00 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

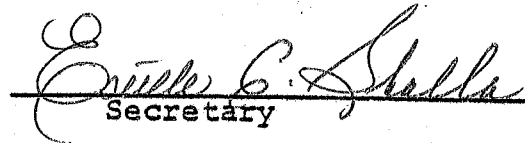
CT:ss

Enclosures

Subdivision Agreement signed by Joseph W. McLaughlin
Cash Deposit Agreement with Valley Bank of Nevada

SUBDIVIDER'S
CORPORATE CERTIFICATE

I, Estelle C. Skalla, certify that I am
the Secretary of the Corporation named as
Subdivider in the Foregoing Agreement; that Joseph W. McLaughlin
who signed said Agreement on behalf of the Sub-
divider was then Executive Vice 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.


Secretary

(CORPORATE SEAL)

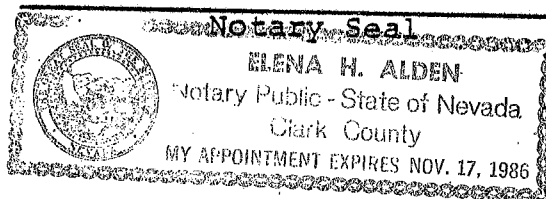
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 23rd day of September, 1983, the following
person: Joseph W. McLaughlin, personally appeared
before me, Elena H. Alden, a Notary Public in and for
Clark County, Nevada, known to me to be the
Executive Vice President of the Corporation that executed the fore-
going 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.

Elena H. Alden
NOTARY PUBLIC in and for said
County and State

My Commission Expires: Nov. 17, 1986

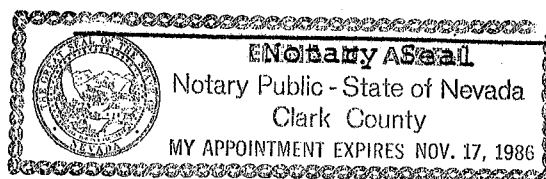


STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 23rd day of September, 1983, 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



FINANCIAL INSTITUTION
CORPORATE CERTIFICATE

I, Mary E. Townsend, certify that I am
the Assistant Secretary of Valley Bank of Nevada
the Corporation named as the "Financial Institution" in the foregoing
Agreement; that R. J. Bissett 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.

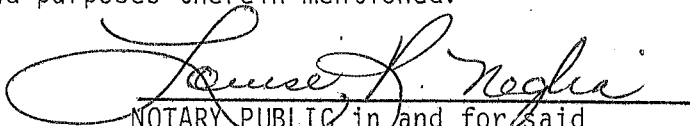
Mary E. Townsend
Secretary

(Corporate Seal)

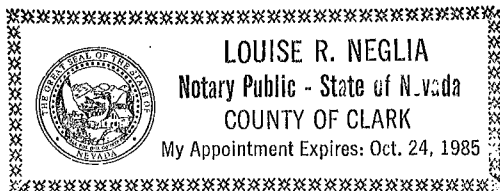
STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 30 day of September, 1983, the following
person: R. J. Bissett personally appeared before
me, Louise R. Neglia, 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.


NOTARY PUBLIC in and for said
County and State

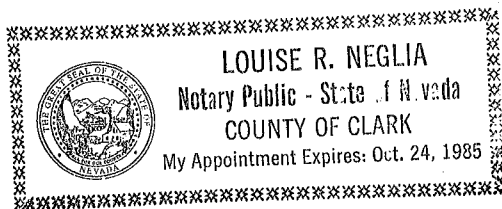
My Commission Expires: 10/24/85



Notary Seal

STATE OF Nevada)
COUNTY OF Clark) ss.

On this 30 day of September, 19 83, the following
person: Mary E. Townsend, personally appeared before
me, Louise R. Neglia, 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.



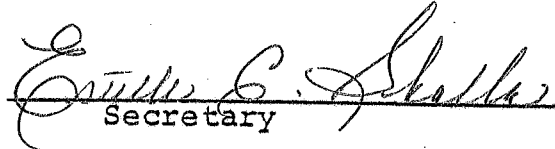

NOTARY PUBLIC in and for said
County and State

My Commission Expires: 10/24/85

Notary Seal

SUBDIVIDER'S
CORPORATE CERTIFICATE

I, Estelle C. Skalla, certify that I am
the Secretary of the Corporation named as
Subdivider in the Foregoing Agreement; that Joseph W.
McLaughlin who signed said Agreement on behalf of the Sub-
divider was then Executive Vice 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.


Secretary

(CORPORATE SEAL)

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

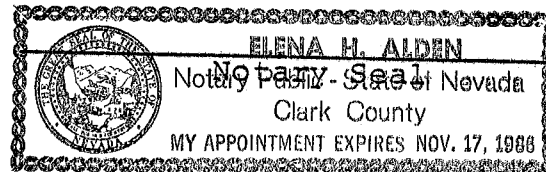
On this 23rd day of September, 1983, the following
person: Joseph W. McLaughlin, personally appeared
before me, Elena H. Alden, a Notary Public in and for
Clark County, Nevada, known to me to be the
Executive Vice President of the Corporation that executed the fore-
going Agreement, and upon oath, did 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.

Elena H Alden

NOTARY PUBLIC in and for said
County and State

My Commission Expires: Nov. 17, 1986



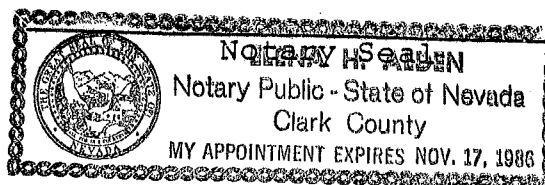
STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 23rd day of September, 1983, 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

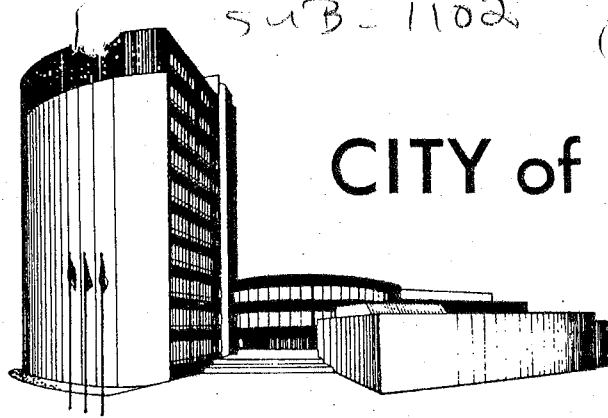
NOTARY PUBLIC in and for said
County and State

My Commission Expires: Nov. 17, 1986



54B-1102

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



CITY of LAS VEGAS

August 8, 1983

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

Re: FINAL MAP
Woodcrest Unit #3

Gentlemen:

The City Council at a regular meeting held August 3, 1983, APPROVED the Final Map for Woodcrest Unit #3 on property generally located on the northeast corner of Lorenzi Boulevard and Gowan Road, R-E Zone (under Resolution of Intent to R-CL), subject to the following conditions:

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

Sincerely,


CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Fire Services
Dept. of Engineering Services
Dept. of Building and Safety
Collins Brothers, P. O. Box 42427
Las Vegas, Nev. 89116



AGENDA

CITY COUNCIL MINUTES - AUGUST 3, 1983

City of Las Vegas

0210

August 3, 1983

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 42

SUB 1102

ITEM

Council Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

F. FINAL MAP - WOODCREST UNIT #3

Property generally located on the northeast corner of Lorenzi Boulevard and Gowan Road, R-E Zone (under Resolution of Intent to R-CL).

Owner: Nevada Savings and Loan Assoc.

Subdivider: Collins Brothers

No. of Acres: 42 No. of Lots: 255

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

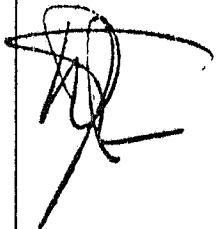
1. Approval of the tentative map.
2. Conformance to the conditions of approval for the tentative map.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended Items A, C, D, E, F, G, and H.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM



City of Las Vegas

0199

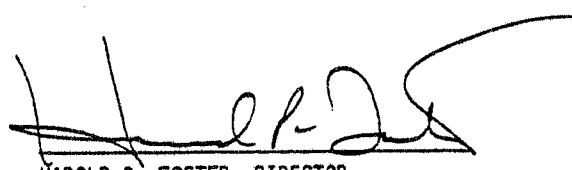
AGENDA DOCUMENTATION

Date: July 25, 1983

TO: The City Council

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
AUGUST 3, 1983 CITY COUNCIL AGENDAPURPOSE/BACKGROUNDSUMMARY OF ITEMS - SEE BACKUP MATERIAL

Item A - Abeyance Item - Extension of Time - Z-63-79 - Daniel P. Fredlund
Item B - Tentative Map - Lewis Homes Rainbow Vista #1
Item C - Tentative Map - Duncan Acres
Item D - Tentative Map - Woodcrest Units 2, 3 and 4
Item E - Final Map - Woodcrest Unit #2
Item F - Final Map - Woodcrest Unit #3
Item G - Final Map - Woodcrest Unit #4
Item H - Plot Plan Review - Z-59-82 - Time Development
Item I - Zone Change - Z-58-83 - The Las Vegas Rescue Mission
Item J - Zone Change - Z-62-83 - Fawn and Anthony Alston
Item K - Zone Change - Z-59-83 - Lonnie Walston
Item L - Zone Change - Z-57-83 - Vivinian O'Hare, Et Al
Item M - Zone Change - Z-61-83 - Gary L. Hoover, Et Al
Item N - Zone Change - Z-60-83 - Decatur Investments

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attachments
HAROLD P. FOSTER, DIRECTOR

Agenda Item

X.

To: The City Council
Re: Community Planning and Development Agenda Item
August 3, 1983 City Council Agenda

X.

F. FINAL MAP - WOODCREST UNIT #3

This final map is tied into the tentative map under Item D. If the tentative map is approved, then this map can also be approved.

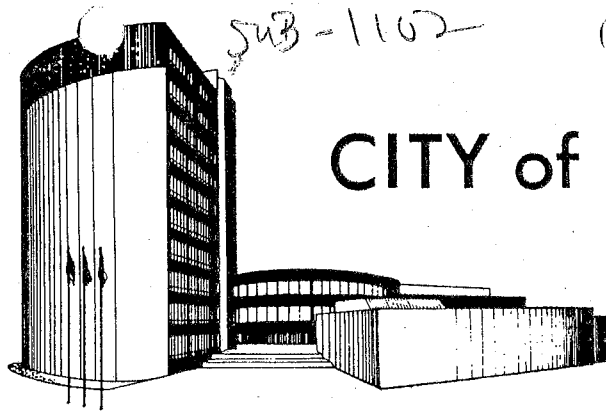
PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 8, 1983

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

Re: TENTATIVE MAP
Woodcrest Units 2, 3 and 4

Gentlemen:

The City Council at a regular meeting held August 3, 1983, APPROVED the tentative map for Woodcrest Units 2, 3, and 4 on property generally located on the east side of Lorenzi Boulevard between Alexander Road on the north and Gowan Road on the south, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D), subject to the following conditions:

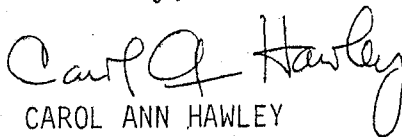
1. Conformance to the conditions of approval for Z-64-83.
2. No vehicular access to Alexander Road, Lorenzi Boulevard and Gowan Road from the abutting lots.
3. If a wall is constructed on an exterior boundary street, the CC&R's shall contain wording to the effect that each property owner of a lot backing up to said wall shall be responsible for the continued maintenance of the exterior side wall and the ground area at the exterior base of the wall.
4. Provide a driveway location plan as required by the Department of Engineering Services.



Nevada Savings and Loan Assoc.
Tentative Map - Woodcrest Units 2, 3, & 4
August 8, 1983
Page -2-

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

Sincerely,



CAROL ANN HAWLEY
City Clerk

CAH:jp

cc: Dept. of Community Planning and Development
Dept. of Engineering Services
Dept. of Fire Services
Dept. of Building and Safety
Collins Brothers, P. O. Box 42427
Las Vegas, Nevada 89116

AGENDA*City of Las Vegas*

August 3, 1983

0206

CITY COUNCIL

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6011

Page 40

SUB 11102

ITEM**Council Action****Department Action****X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)****D. TENTATIVE MAP - WOODCREST UNITS 2, 3, AND 4**

Property generally located on the east side of Lorenzi Boulevard between Alexander Road on the north and Gowan Road on the south, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D).

Owner: Nevada Savings and Loan Assoc.

Subdivider: Collins Brothers

No. of Acres: 109 No. of Lots: 587

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, Lorenzi Boulevard and Gowan 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. Provide a driveway location plan as required by the Department of Engineering Services.

Staff Recommendation: APPROVAL

Lurie -
APPROVED as recommended Items A, C, D, E, F, G, and H.
Unanimous

Clerk to notify and Planning to proceed.

APPROVED AGENDA ITEM

City of Las Vegas

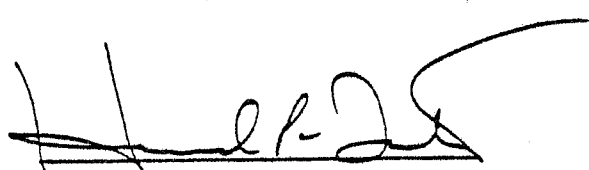
AGENDA DOCUMENTATION

Date: July 25, 1983

TO: The City Council

FROM: DON J. SAYLOR, AICP
DEPUTY CITY MANAGERSUBJECT: COMMUNITY PLANNING AND DEVELOPMENT AGENDA ITEMS
AUGUST 3, 1983 CITY COUNCIL AGENDAPURPOSE/BACKGROUNDSUMMARY OF ITEMS - SEE BACKUP MATERIAL

Item A - Abeyance Item - Extension of Time - Z-63-79 - Daniel P. Fredlund
 Item B - Tentative Map - Lewis Homes Rainbow Vista #1
 Item C - Tentative Map - Duncan Acres
 Item D - Tentative Map - Woodcrest Units 2, 3 and 4
 Item E - Final Map - Woodcrest Unit #2
 Item F - Final Map - Woodcrest Unit #3
 Item G - Final Map - Woodcrest Unit #4
 Item H - Plot Plan Review - Z-59-82 - Time Development
 Item I - Zone Change - Z-58-83 - The Las Vegas Rescue Mission
 Item J - Zone Change - Z-62-83 - Fawn and Anthony Alston
 Item K - Zone Change - Z-59-83 - Lonnie Walston
 Item L - Zone Change - Z-57-83 - Vivinian O'Hare, Et Al
 Item M - Zone Change - Z-61-83 - Gary L. Hoover, Et Al
 Item N - Zone Change - Z-60-83 - Decatur Investments

FISCAL IMPACT No Funding RequiredRECOMMENDATIONS See Attachments

 HAROLD P. FOSTER, DIRECTOR

Agenda Item

X.

0207

To: The City Council
Re: Community Planning and Development Agenda Item
August 3, 1983 City Council Agenda

X.

D. TENTATIVE MAP - WOODCREST UNITS 2, 3 AND 4

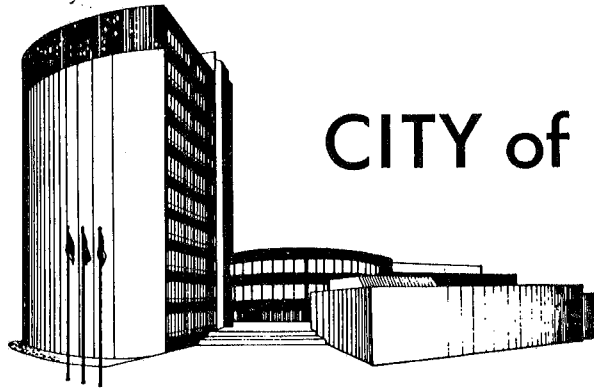
The map substantially conforms to the Subdivision Regulations and the approved zoning plan.

PLANNING COMMISSION RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL

5UB-1102

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



CITY of LAS VEGAS

July 28, 1983

Nevada Savings and Loan Assoc.
201 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Final Map - Woodcrest Unit #3

Gentlemen:

The Final Map for Woodcrest Unit #3 on property generally located on the northeast corner of Lorenzi Boulevard and Gowan Road, R-E Zone (under Resolution of Intent to R-CL), was considered by the City Planning Commission on July 26, 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 with the tentative map.
3. Conformance to the conditions of approval for the tentative map.

This item will be considered by the City Council on August 3, 1983 at 2:00 P.M. in the Council Chambers, of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council 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

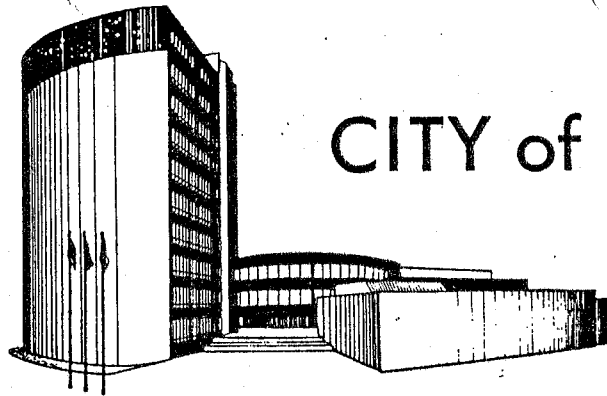
HPF:HAN:cme
cc: City Clerk
Collins Brothers
P.O. Box 42427, Las Vegas NV 89116



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

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

July 28, 1983

Nevada Savings and Loan Assoc.
201 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Tentative Map - Woodcrest Units 2, 3, and 4

Gentlemen:

The Tentative Map for Woodcrest Units 2, 3, and 4 on property generally located on the east side of Lorenzi Boulevard between Alexander Road on the north and Gowan Road on the south, R-E Zone (under Resolution of Intent to R-1, R-CL and R-D), was considered by the City Planning Commission on July 26, 1983.

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

1. 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.
2. Conformance to the conditions of approval for Z-64-82.
3. No vehicular access to Alexander Road, Lorenzi Boulevard and Gowan Road from the abutting lots.
4. Provide a driveway location plan as required by the Department of Engineering Services.
5. 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.



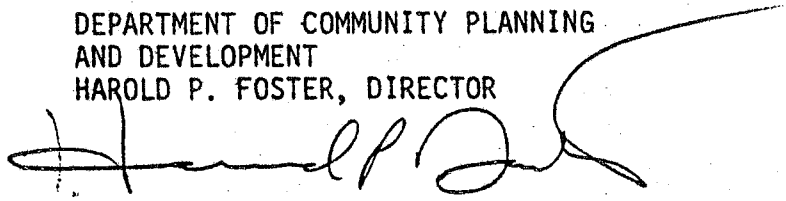
Nevada Savings and Loan Assoc.
July 28, 1983
Page Two

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

This item will be considered by the City Council on August 3, 1983 at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Sincerely,

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

A handwritten signature in dark ink, appearing to read 'Harold P. Foster', is written over the typed name and title.

HPF:HAN:cme
cc: City Clerk

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

SUBDIVISION AGREEMENT

(A) THIS AGREEMENT made and entered into this 3rd day of August, 1983, by and between Nevada Savings & Loan Association
201 Las Vegas Blvd. South
Las Vegas, Nevada 89101 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 July 26, 1983, the said Commission condition-
ally approved a tentative map of the premises known as Woodcrest Units 2, 3,
& 4 located in Las Vegas and recommended its
approval by the City Council of Las Vegas, Clark County, Nevada; and

(C) WHEREAS, at the regular meeting held on August 3, 1983,
the City Council of said City of Las Vegas approved the tentative map of
Woodcrest Units 2, 3, & 4, subject to certain conditions;
and

(D) WHEREAS, at a regular meeting held on July 26, 1983,
the City Planning Commission of Las Vegas, Nevada, approved the final map for
Woodcrest Unit 3, 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; and

(E) WHEREAS, at a regular meeting held on the 3rd day of August,
1983, the City Council 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 considera-
tions, do hereby agree as follows:

The said "Subdivider" has submitted plans for Woodcrest Unit 3
_____ and agrees to construct at his cost and expense, all
improvements shown on plans submitted, and further agrees to install these im-
provements 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;
- Excavation 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 off-site 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.

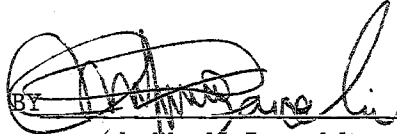
(Q) The "Subdivider" further agrees that in addition to the above conditions, any and/or all stipulations and agreements made by it and the City Council and/or City Planning Commission of Las Vegas will be fully performed.

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

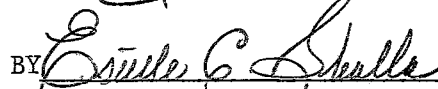
will not be made by the "City" until the area falling under the Agreement, known as Woodcrest Unit 3 and adjacent property has been cleared of all rubbish, surplus materials, and equipment resulting from the Contractor's operations, to the satisfaction of the City Engineer.

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

BY NEVADA SAVINGS & LOAN ASSOCIATION

BY 

Joseph W. McLaughlin, Executive Vice President

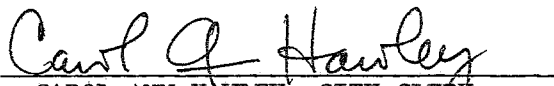
BY 

Estelle C. Skalla, Corporate Secretary

CITY OF LAS VEGAS, NEVADA,
a Municipal Corporation

BY 
WILLIAM H. BRIARE, MAYOR

ATTEST:


CAROL ANN HAWLEY, CITY CLERK

AGREEMENT

THIS AGREEMENT, made and entered into this 23rd day of September, 1983, by and between NEVADA SAVINGS AND LOAN ASSOCIATION (hereinafter referred to as the "Subdivider"), the CITY OF LAS VEGAS, Clark County, Nevada, a municipal corporation (hereinafter referred to as the "City"), and VALLEY BANK OF NEVADA (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 #3, including streets, street lights, sewer,
(Subdivision)
water, curb and gutter, and sidewalks, in accordance with that
(General Description of Improvements)
certain Subdivision Agreement between the Subdivider and the City dated the 3rd day of August, 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

" Woodcrest #3 Off-Site Improvement Account",
(Subdivision)

and has deposited therein the sum of six hundred seventy four thousand four hundred twenty dollars and 00 cents.
Dollars (\$ 674,420.00) 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 therefore, 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.

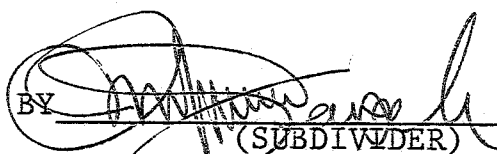
7. It is acknowledged that the funds in the "Woodcrest #3
(Subdivision) Off-Site Improvement Account" have been deposited therein in lieu of the surety and performance bond which would otherwise be required to secure to the City the faithful performance of all of the terms and conditions of the aforesaid 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 City Council 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 representative, 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.

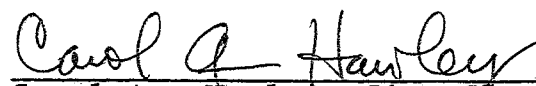
BY  (SUBDIVIDER)

Joseph W. McLaughlin, Executive Vice President

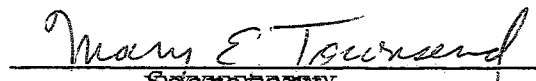
CITY OF LAS VEGAS

RSS BY 
WILLIAM H. BRIARE, Mayor

ATTEST:


Carol Ann Hawley, City Clerk

ATTEST:


~~Secretary~~
Mary E. Townsend, Assistant Secretary

VALLEY BANK OF NEVADA

BY 
~~PRESIDENT~~ Financial Institution
R.J. Bissett, Senior Vice President

OFFSITE PERMIT
LOCATION or

OFFSITE PERMITS & SUBDIVISION
BOND & FEES FORM

SUBDIVISION WOODCREST UNIT NO. 3

ACRES: 41.85

No. of Lots 256 Calculated by: E.S.I. (D.W.M.) Ck. by TURK
(in Subdivision)

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	COST
1	2" A.C. Paving & 4" Type II Gravel Base	31,561	S.Y.	3.20 S.Y.	100,995.20
2	3" A.C. Paving & 4" Type II Gravel Base		S.Y.	4.05 S.Y.	
3	Type I Gravel Base	5300	C.Y.	3.45 C.Y.	18,285.00
4	Excavation	30,000	C.Y.	1.75 C.Y.	52,500.00
5	Embankment		C.Y.	1.75 C.Y.	
6	Curb & Gutter	14,409	L.F.	2.85 L.F.	41,065.65
7	Concrete Valley Gutter	3990	S.F.	2.35 S.F.	9376.50
8	4" Concrete Sidewalk	56,536	S.F.	1.75 S.F.	98,938.00
9	Light Standard	16	Ea.	1,260.00 Ea.	20,160.00
10	Street Signs	15	Ea.	80.00 Ea.	1200.00
11	Stop Signs	2	Ea.	80.00 Ea.	160.00
12	Sewer, 4" V.C.P.	7790	L.F.	5.15 L.F.	40,118.50
13	Sewer, 8" V.C.P.	6720	L.F.	9.75 L.F.	65,520.00
14	Sewer, 10" V.C.P.		L.F.	12.00 L.F.	
15	Sewer		L.F.	L.F.	
16	Manholes	21	Ea.	685.00 Ea.	14,385.00
17	Water Main, 6" A.C.P.	490	L.F.	7.45 L.F.	3650.50
18	Water Main, 8" A.C.P.	6778	L.F.	9.75 L.F.	66,085.50
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		L.F.	L.F.	
23	Fire Hydrants	11	Ea.	1,030.00 Ea.	11,330.00
24	Water Services (3/4")	256	Ea.	150.00 Ea.	38,400.00
25	Power to Lots	256	Ea.	115.00 Ea.	29,440.00
26	Survey Monuments	LUMP SUM		Lump Sum	1500.00
27	Misc. Trenching		L.F.	5.00 L.F.	
28	Driveways		S.F.	3.00 S.F.	
29					
30					
31					
32					

* INSPECTION FEES

ESTIMATED CONSTRUCTION COSTS

First \$25,000	500.00	\$5 Min. or 2.0%	Contingencies (+10%)	61,310.15
Next \$75,000	1125.00	1.5%		
Over \$100,000	643.87	1.25%	TOTAL AMOUNT OF BOND	674,420.00
Plan Check	3065.55	0.5%		
Subdiv. Final Map Plan Check	286.00	\$30+\$1. Ea. lot	* Fees are based on the estimated construction cost and are payable to the City of Las Vegas.	
TOTAL FEES	11,390.42			

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.

Submitted by: _____ Date: _____

Revised 12/12/79