

Sub 150



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

May 23, 1960

Public Works
City of Las Vegas
• City Hall
• Las Vegas, Nevada
•

Re: Subdivision Bond No. - 277743 - DRAPER H. HAND
Curbs, gutters, pavement, excavation and valley gutters,
Virginia Manor No. 2

Under date of 9-13-56 this Company became Surety on the above
captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your
noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience
in replying.

Very truly yours,

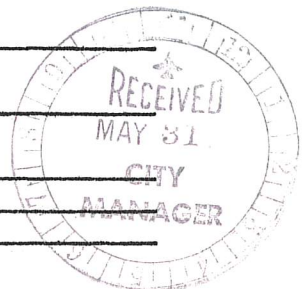
UNITED PACIFIC INSURANCE COMPANY

By: _____
Fidelity & Surety Department
DATE: _____

Has the work been completed and accepted? _____
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 98%
Probable date of completion Unknown



J. A. Rankin
(signature)
J. A. Rankin, Field Engineer



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA.

SAN FRANCISCO OFFICE - 206 SANSOME STREET
SAN FRANCISCO 4, CALIFORNIA

November 3, 1959

- Public Works
- . City of Las Vegas
- . City Hall
- . Las Vegas, Nevada

Re: Subdivision Bond No. 277743--HAND, DRAPER H.
Curbs, gutters, pavement, excavation and valley gutters,
Virginia Manor #2

Under date of 9/13/56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: _____
Fidelity & Surety Department
November 5, 1959

DATE: _____
No

Has the work been completed and accepted?

If completed and accepted, the date upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? _____

Percentage completed to date _____

Probable date of completion _____

J. A. Reichen, Field Engineer



Sub 150

UNITED PACIFIC Insurance Company

HOME OFFICE • TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

July 22, 1959

Public Works

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 27743 - HAND, DRAPER &
Curbs, gutters, pavement, excavation and valley gutters,
Virginia Manor #2.

Under date of 9/13/56 this Company became Surety on the above
captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your
noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience
in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: Marcie Jadenak
Marcie Jadenak
Fidelity & Surety Department

DATE: July 30, 1959

Has the work been completed and accepted? No
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 96%
Probable date of completion Unknown

Khullin

(signature)



HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

April 28, 1959

SUB 150

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 277743 - HAND, DRAPER H.
Curbs, gutters, pavement, excavation and valley gutters, Virginia Manor #2.

Under date of 9/13/56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: Marcie Jadenak
Fidelity & Surety Department

DATE: _____

Has the work been completed and accepted? No
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 98%
Probable date of completion Indefinite

R. H. H.
(signature)



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

December 8, 1958

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 277743 - HAND, DRAPER H.
Curbs, gutters, pavement, excavation and valley gutters, Virginia
Manor #2.

Under date of 9-13-56 this Company became Surety on the above
captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your
noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience
in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: [Signature]
Fidelity & Surety Department

DATE: December 18, 1958

Has the work been completed and accepted? No
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 95%
Probable date of completion Indefinite

[Signature]
(signature)

R. P. Sauer, Director of Public Works



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

September 30, 1958

. City of Las Vegas
. City Hall
. Las Vegas, Nevada

Re: Subdivision Bond No. 277743 - Hand, Draper H.
Curbs, gutters, pavement, excavation and valley gutters, Virginia Manor #2

Under date of 9-13-56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: P. Relfe
Fidelity & Surety Department

DATE: October 7, 1958

Has the work been completed and accepted? No
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 98%
Probable date of completion Unknown

P. Relfe
(signature)



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

September 30, 1958

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 277759 - Hand, Draper H.
Street lighting, Virginia Manor #2

Under date of 9-28-56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: P. Relfe
Fidelity & Surety Department

DATE: October 3, 1958

Has the work been completed and accepted? 100% complete, not accepted
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? _____
Percentage completed to date _____
Probable date of completion _____

Note: Acceptance is being held up by noncompletion of the improvements on this subdivision.

R. P. Sauer
(signature)
R. P. Sauer
Director of Public Works



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

July 10, 1958

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 277759 - Hand, Draper, H. (Virginia Manor No. 2)

Under date of 9-28-56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: Patricia Relfe
Fidelity & Surety Department

DATE: August 11, 1958

Has the work been completed and accepted? no
If completed and accepted, the date upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? no
Percentage completed to date 98%
Probable date of completion unknown

R. P. Sauer
(signature)

R. P. Sauer,
Director of Public Works



SAN FRANCISCO OFFICE - 206 SANSOME STREET
SAN FRANCISCO 4, CALIFORNIA

July 11, 1958

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 277743 - Hand, Draper H. (Virginia Manor No. 2)
Curbs, gutters, pavement, excavation and valley gutters

Under date of 9-13-56 this Company became Surety on the
above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting
at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in
replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: Patricia Relfe
Fidelity & Surety Department

DATE: August 11, 1958

Has the work been completed and accepted?
If completed and accepted, the date upon
which our bond was exonerated.

no

RESOLUTION NO.

If NOT COMPLETED, is it progressing satisfactorily?

Percentage completed to date

no

Probable date of completion

98%

unknown

R. P. Saier
(signature)

R. P. Saier
Director of Public Works

AUTOMOBILE • FIDELITY AND SURETY • BURGLARY AND THEFT • FIRE • INLAND MARINE
LIABILITY AND PROPERTY DAMAGE • PLATE GLASS • GROUP ACCIDENT AND HEALTH



UNITED PACIFIC
Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

March 17, 1958

107. a
Va. Manor
H-2
9:50

. City of Las Vegas
. City Hall
. Las Vegas, Nevada

Re: Subdivision Bond No.

277743 - HAND, DRAPER H.

Curbs, gutters, pavement, excavation and valley gutters,

Under date of _____ this Company became Surety on the
above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting
at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in
replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: *J. L. Sullivan*
Fidelity & Surety Department

DATE: _____

Has the work been completed and accepted? _____

If completed and accepted, the date upon
which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? _____

Percentage completed to date _____

Probable date of completion _____

unable to determine

K. C. Hansen
(signature)

K. C. HANSEN
FIELD ENGINEER



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

March 17, 1956

City of Las Vegas
• City Hall
• Las Vegas, Nevada

Re: Subdivision Bond No. 277759 - HAND, DRAPER H.
Street lighting.

Virginia Manor No 2

Under date of 9-28-56 this Company became Surety on the
above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting
at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in
replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: *J. Schuler*
Fidelity & Surety Department

DATE: _____

Has the work been completed and accepted? _____
If completed and accepted, the date upon _____
which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? NO
Percentage completed to date 98%
Probable date of completion unable to determine

K. O. Hansen
(signature)

K. O. Hansen
Field Engineer

AUTOMOBILE • FIDELITY AND SURETY • BURGLARY AND THEFT • FIRE • INLAND MARINE
LIABILITY AND PROPERTY DAMAGE • PLATE GLASS • GROUP ACCIDENT AND HEALTH

(
DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

DATE: SEPTEMBER 13, 1957
FILE: 503.1b

TO : ACTING CITY MANAGER
FROM : DEPARTMENT OF PUBLIC WORKS
SUBJECT: AGENDA ITEMS CITY COMMISSION MEETING SEPTEMBER 18, 1957
COPY TO: CITY CLERK

It is requested that the following items be included in the Agenda for the September 18, 1957 meeting of the Board of City Commissioners:

DEPARTMENT OF PUBLIC WORKS

ENGINEERING

1. Virginia Manor No. 2 - Final Acceptance and Release of Bond.

(a) This subdivision has been inspected by all Departments and found to be acceptable except by the Engineering Department.

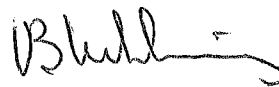
The Engineering Department reports:

1. Driveway approaches have not been constructed according to standards of the City of Las Vegas.
2. Access road on Van Buren from "N" to Highland Avenue is of a "dust coat" construction and is showing signs of bad deterioration in a matter of three months. This access road is not a part of the Subdivision Agreement.

It is the recommendation of this office that the access road be paved - a 20 foot strip of 2" A.C. and the driveway approaches be disregarded. Subject to these conditions it is recommended that the bond be released and the subdivision be accepted.

RIGHT OF WAY

1. Quitclaim Deeds to the City of Las Vegas from property owners within the East Charleston Assessment District #100-35. Individual copies attached for each Commissioner.


V. B. UEHLING
WORKS ENGINEER

VBU:kb



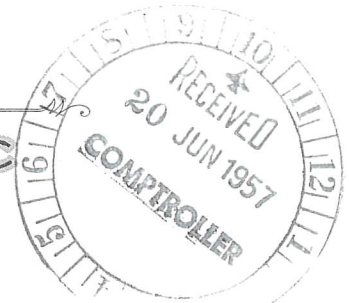
UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

June 17, 1957



- . City of Las Vegas
- . City Hall
- . Las Vegas, Nevada

*19. Manor # 2
5150*

Re: Subdivision Bond No. 277759 - HAND, DRAPER H.
Street lighting.

Under date of 9-28-56
above captioned Subdivision Bond.

this Company became Surety on the

In order to bring our file up to date, we would appreciate your noting
at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in
replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: *J. J. Simmons*
Fidelity & Surety Department

DATE: June 21, 1957

Has the work been completed and accepted?
If completed and accepted, the date upon
which our bond was exonerated.

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? Yes

Percentage completed to date. _____

Probable date of completion. 98%
Unable to determine

K. C. Hansen
(signature)

K. C. HANSEN
FIELD ENGINEER

504.4b



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

March 28, 1957

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Gentlemen:

Re: Subdivision Bond No. 277759 - HAND, DRAPER H.
Street lighting.

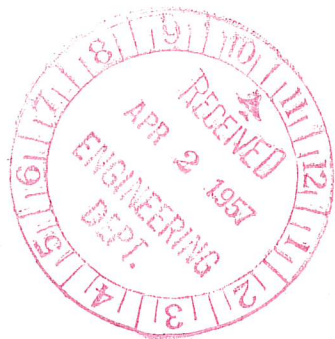
19. Manor #2

5150

Under date of 9-28-56 this Company became Surety on the above captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience in replying.



Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: *B. Lusardi*
Fidelity & Surety Department

DATE: 4/4/57

Has the work been completed and accepted? No
If completed and accepted, the date upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? Yes

Percentage completed to date. 50%

Probable date of completion. 5/15/57

(signature)
G. E. Wade, Director of Public Works



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 206 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

March 21, 1957

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Gentlemen:

va. Manor #2 \$150

Re: Subdivision Bond No. 277743 - RAND, ORAPER & Co.
Curbs, gutters, pavement, excavation and valley gutters.

Under date of 9-13-56 this Company became Surety
on the above-captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your
noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience
in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: _____
Fidelity & Surety Department

Date: Mar. 21, 1957

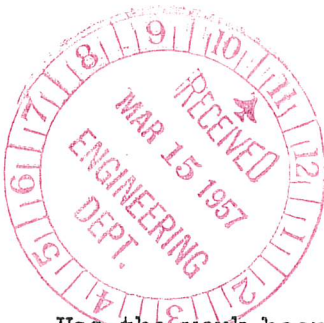
Has the work been completed and accepted? No
If completed and accepted, the date upon
which our bond was exonerated. _____

If NOT COMPLETED, is it progressing satisfactorily? Yes

Percentage completed to date. 80

Probable date of completion. Nov. 19, 1957

(signature)



DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

DATE: OCTOBER 1, 1956

TO : CITY CLERK
FROM : DEPARTMENT OF PUBLIC WORKS
SUBJECT: VIRGINIA MANOR #2

Transmitted herewith Original Linen, Agreement and Bond on Virginia Manor #2.

Please secure the Mayor's signature and return to this office for further action.


G. E. WADE
DIRECTOR OF PUBLIC WORKS

GEW:VBU:FS;kb

PLANNING DEPARTMENT
LAS VEGAS, NEVADA

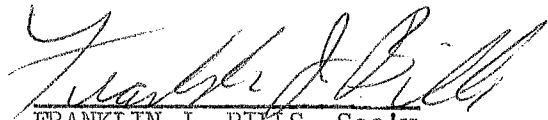
February 10, 1956

Honorable Mayor and Board of City Commissioners
City Hall
Las Vegas, Nevada

Gentlemen:

At a regular meeting on February 9, 1956, the City Planning Commission voted to recommend approval of the tentative map of Virginia Manor #2, an area of 4.4 acres located between Gold and Van Buren Avenues - "N" and "J" Streets.

Respectfully,


FRANKLIN J. BILLS, Sec'y.
City Planning Commission

FJB/wt

cc: City Manager

APPROVED
Approved

Date *2-15-56*



Sub 150

UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON

SAN FRANCISCO OFFICE - 208 SANSOME STREET

SAN FRANCISCO 4, CALIFORNIA

July 22, 1959

Public Works

- City of Las Vegas
- City Hall
- Las Vegas, Nevada

Re: Subdivision Bond No. 27743 - HAND, DRAPER H.
Curbs, gutters, pavement, excavation and valley gutters,
Virginia Manor #2.

Under date of 9/13/56 this Company became Surety on the above
captioned Subdivision Bond.

In order to bring our file up to date, we would appreciate your
noting at the bottom of this letter the present status of the work.

A stamped, self-addressed envelope is enclosed for your convenience
in replying.

Very truly yours,

UNITED PACIFIC INSURANCE COMPANY

By: Marcie Jolinak
Marcie Jolinak
Fidelity & Surety Department

DATE: July 30, 1959

Has the work been completed and accepted? No
If completed and accepted, the date
upon which our bond was exonerated. _____

RESOLUTION NO. _____

If NOT COMPLETED, is it progressing satisfactorily? No
Percentage completed to date 98%
Probable date of completion Unknown

K. Sullivan

(signature)

September 25, 1957

Mr. Draper H. Hand
314 E. College Avenue
North Las Vegas, Nevada

RE: Virginia Manor No. 2
United Pacific Bonds
Nos. 277759 & 277743
\$4,000 & \$14,331.88

Gentlemen:

At a regular meeting of the Board of Commissioners held September 18, 1957, consideration was given to the final acceptance of Virginia Manor #2 subdivision and the release of your performance bonds.

Discussion was held concerning the paving of a twenty eight foot width of the access street, Van Buren Avenue from "N" Street to Highland Drive.

It was the determination of the Commission that your bonds on this subdivision be released when you have furnished a cash bond to cover this access street improvement, in an amount to be determined by the Engineering Department.

Very truly yours,

cc: Peccole Ins. Co.
Public Works
Planning

Shirley Lodwick
City Clerk

CH 150

WORKS ENGINEER
FIELD ENGINEER

9/19/57

CITY MANAGER

VIRGINIA MANOR #2

Contact Mr. Bob Boos in this office and, together, get the Veterans Administration on the Telephone in their office in Los Angeles and find out just exactly what they propose to do about their agreement concerning the access road.

A. H. KENNEDY,
CITY MANAGER.

AHK:da

FILE: SUBDIVISION AGREEMENTS
SUBJ: VIRGINIA MANOR #2

TICKLE 9-25-57

10-9-56

PUBLIC WORKS

City Clerk

VIRGINIA MANOR #2

Attached herewith please find two executed copies of the agreement on the above captioned subdivision.

This office has retained the original agreement and United Pacific Bond Nos. 277743 & 277759 in the amount of \$14,331.88 and \$4,000.00 respectively.

Mr. Draper Hand picked up his copy of the agreement the day the map was signed.

City Clerk

Att-2

SUBDIVISION AGREEMENT

(A) THIS AGREEMENT made and entered into this 19th day of September, 1956, by and between Draper H. Hand hereinafter referred to as "Subdivider", Party of the First Part, and the City of Las Vegas, Clark County, Nevada, a Municipal Corporation hereinafter referred to as "City", Party of the Second Part;

WITNESSETH:

(B) THAT WHEREAS, at a meeting held by the City Planning Commission of Las Vegas, Nevada on February 9, 1956, the said Commission conditionally approved a tentative map of the premises known as Virginia Manor #2 located in Sec. 28, T20S, R61E and recommended its approval by the Board of City Commissioners of Las Vegas, Clark County, Nevada; and

(C) WHEREAS, at a regular meeting held on February 15, 1956, the Board of City Commissioners of said City of Las Vegas approved the tentative map of Virginia Manor #2 subject to the conditions set forth by the City Planning Commission of Las Vegas, Nevada, and

(D) WHEREAS, at a regular meeting held on August 28, 1956, the City Planning Commission of Las Vegas, Nevada, approved the final map for Virginia Manor #2 subject to the construction of certain improvements to be made by the Subdivider and set forth in Ordinance No. 628;

(E) WHEREAS, at a regular meeting to be held on September 19, 1956, the Board of City Commissioners of the said City will be asked to approve 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 agrees to submit plans of, and construct at his cost and expense, the following improvements in said premises:

(F-1) STREETS:

a. Curbs and Gutters shall be of the "L" Type as shown in the Standard Drawings for Public Improvements, incorporating Class "A" 3000 lb. concrete with a six inch (6") Type I compacted gravel subbase, all in accordance with the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).

b. Valley Gutters of the type shown in the Standard Drawings for Public Improvements, where required by the City Engineer for proper surface drainage; incorporating Class "A" concrete and having a six inch (6") compacted Type I gravel subbase for valley gutters at alleys, and an eight inch (8") compacted Type I gravel subbase for valley gutters at street intersections; all in accordance with the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).

- c. Driveways - of the type shown in the Standard Drawings for Public Improvements where car storage on any residential lot is accessible from the adjacent street, or access for motor vehicles is desired in business, commercial or industrial districts.
- (c-1) Residential Driveways shall consist of a four inch (4"), 2500 lb. concrete slab between curb and property line, constructed on a Type II gravel subbase, not less than five inches (5") in compacted thickness.
- (c-2) Commercial or Business Driveways shall consist of a six inch (6"), 3000 lb. concrete slab between curb and property line, constructed on a Type II gravel subbase, not less than five inches (5") compacted thickness.
- (c-3) Industrial Driveways shall consist of an eight inch (8"), 3000 lb. concrete slab between curb and property line, constructed on Type II gravel subbase not less than nine inches (9") in compacted thickness.
- (c-4) All driveways between curb and property line in (c-2) and (c-3) above shall be reinforced with 6" x 6" - 1/4 wire mesh. Driveway surfacing inside the property line shall be a high type pavement whenever the driveway slopes to the street.

When monuments are located within paved street area, monuments shall be set not less than six inches (6") below the street surface.

- d. Surface Drainage - plans showing the routing of surface water, all storm drain structure location and construction details of said storm drains shall be submitted to the City Engineer for approval.
- e. Street and Right of Way Design and Construction - streets shall be graded, drainage structures installed and a base course and pavement constructed and Right of Way widths maintained as shown in the Standard Drawings for Public Improvements and shall be constructed with materials stated therein and in the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).
- f. Trees - if planted by the Subdivider, shall be of hardy, uniform variety, approved by the City of Las Vegas, and shall be planted on all streets at intervals of forty (40') feet, except where such intervals may be varied because of driveways.
- g. Street Name Signs - of a design and type suitable to the Street Department of Las Vegas shall be furnished and installed.
- (F-2) SIDEWALKS:

Concrete walks shall be located, designed and constructed from the materials as shown in the Standard Drawings for Public Improvements and in accordance with the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).

(F-3)

UTILITIES:

- a. Street Lighting. Pole spacing and lighting units, in accordance with recommended practice for Street and Highway Lighting of the Illuminating Engineer Society, with not less than 0.4 foot candles for residential lighting. Material and plans to be approved by the City Engineer, City Electrician and the Southern Nevada Power Company.

All street lighting standards shall be located in accordance with the Standard Drawings for Public Improvements and all electrical equipment shall conform with the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).

- b. Water Supply. A water supply distribution plan shall be approved by the City Engineer and the Las Vegas Valley Water District. Plans shall show size and type of water system, lines, depth and location of all lines, valves and appurtenant equipment within dedicated street right of way or utility easements. An adequate supply for all domestic use and fire protection shall be provided. Fire hydrants shall be located in accordance with the Standard Drawings and shall be shown on the water distribution plan which is to be submitted to the City Engineer and Fire Chief for approval. Water lines to fire hydrants shall conform to recommendations of the National Board of Fire Underwriters. All construction shall be performed in accordance with the applicable portions of the City of Las Vegas Code of General Specifications.

- c. Sanitary sewers connected to the City of Las Vegas sewer system shall have slopes sufficient to provide a sewage velocity therein of not less than two (2) feet per second. A sewer system design plan and profile showing manhole location, size and location of mains, location of wyes and laterals shall be submitted to the City Engineer for approval and shall conform to the Standard Drawings for Public Improvements and the Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada).

- d. Electrical equipment and electricity for domestic use and street lighting shall be included in the subdivision, and shall meet all applicable requirements of the following authorities:

1. National Electric Code.
2. American Society for Testing Materials (A.S.T.M.)
3. American Standards Association (A.S.A.)
4. Federal Specifications.
5. National Electric Light Association (N.E.A.)
6. National Electric Safety Code (N.E.S.C.)
7. Underwriters Laboratories, Inc. (U.L.)
8. Insulated Power Cable Engineers Association (I.P.C.E.A.)
9. Illuminating Engineering Society (I.E.S.)
10. Code of Standard Specifications for Public Improvements (Ordinance #621 of the City of Las Vegas, Nevada)

- e. The location of the underground house services shall be marked on the curb face with a nail driven at the point where said services cross the curb line, or by stamping on top of curb in the green concrete. The following symbols shall be used:

4" for electrical conduit	2" high
4" for gas services	2" high
4" for sewer services	2" high
4" for water services	2" high

The location of the underground street light conduit shall be marked with a nail driven on the curb top, using the following symbol:

4"	2" high
----	---------

- f. The Subdivider shall furnish statements from the utility companies certifying that said utility companies will furnish the services necessary.

(F-4) SURVEY MONUMENTS:

1. Survey Monuments shall be set according to the State Statutes governing Subdivisions. Concrete monuments not less than six inches (6") in cross-section and twelve (12) inches long shall be set not less than six (6) inches underground. Said monuments shall be set not less than every two (2) blocks within the Subdivision. Said monuments shall be referenced out on the curb and gutter with lead plug and nail.
2. A two (2) inch by two (2) inch stake of appropriate length, with nail and metal tag shall be set at each angle and curve point in the boundary of each lot, provided that whenever a point marking any of the described locations occurs in improved areas such as a concrete sidewalk, curb, wall or pavement, such points shall be marked with a lead plug, tack and metal tag, or with a spike and said metal tag securely set in the concrete or pavement respectively.
3. Reference Points. If, in the opinion of the City Engineer, reference points shall be set to establish street center line intersections, said points shall be lead plug and nail set in curb and gutter.

- (G) The Subdivider agrees to notify the City Engineer of the date and hour work on any of the following items is expected to begin, 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 sewer lines;
Backfilling of sewer lines;
Placing concrete for curb, gutter, sidewalk, valley gutters, storm drain structures, manholes and street lighting foundations;
Placing of Type I gravel base course;
Placing of Type II gravel base course;
Priming base course;
Placing A. C. surfacing;
Sealing pavements;
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 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 by oversight.

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.

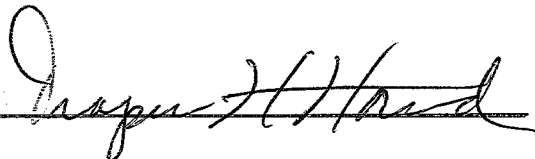
- (I) The Subdivider further agrees to provide for the adjustment necessary to all existing utilities because of the work required by this Agreement, without cost to the City.
- (J) The Subdivider further agrees to furnish to the City Engineer, upon completion of all the improvements within City right-of-way 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 60 days from date of the signing of this Agreement and that said improvements shall be completed within 12 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.

- (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 by the City in case said Subdivider does not complete said improvements within the said 12 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 Standard Drawings for Public Improvements, the Code of Standard Specifications for Public Improvements (Ordinance #621, 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 a Surety and Performance Bond by the Subdivider and its acceptance by the City, and upon performance by the Subdivider and the City Departments concerned (as provided in Paragraph (H) hereof) 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 Chapter 249, Laws of Nevada 1941 as amended, and by Ordinance #628 of the City of Las Vegas, Nevada.
- (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, 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 Virginia Manor #2 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 
By _____

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

By  Mayor PRO-TEM

ATTEST:

By  City Clerk

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On this 1st day of October, 1956, personally
appeared before me, a Notary Public for said State and County, _____
Dwight H. Hand and _____, known to be
the persons described in and who executed the foregoing instrument, who
acknowledged to me that they executed the same freely and voluntarily and for
the uses and purposes therein mentioned.

Edna H. Larson
Notary Public in and for Clark
County, State of Nevada

My Commission expires: Jan 17, 1960

CORPORATE CERTIFICATE

I, _____, certify that I am the
_____ of the Corporation named as Subdivider
in the foregoing Agreement; that _____ who
signed said Agreement on behalf of the Subdivider was then _____
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)



UNITED PACIFIC Insurance Company

Bond # 277743

HOME OFFICE - TACOMA, WASHINGTON
FIDELITY AND SURETY DEPARTMENT

SUBDIVISION BOND

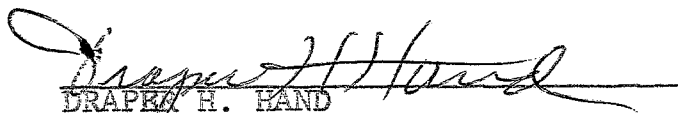
KNOW ALL MEN BY THESE PRESENTS: That I, DRAPER H. HAND, of 314 East College Avenue, North Las Vegas, Nevada, as Principal, and UNITED PACIFIC INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Washington, as Surety, are held and firmly bound unto the CITY OF LAS VEGAS, NEVADA in the penal sum of FOURTEEN THOUSAND, THREE HUNDRED, THIRTY-ONE AND 88/100 (\$14,331.88) for the payment of which, well and truly to be made, I bind myself, my heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents:

NOW, THEREFORE, the condition of the above obligation is such that: WHEREAS the above bounded principal has agreed to do and perform the following work in South 208.71 feet of the North 618.46 feet of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 28, T20S, R61E, MDB&M, save and except the West 310.34 feet thereof from R-E to R-1, a subdivision of the City of Las Vegas, County of Clark, State of Nevada, to wit:

Installation of "L" curb and gutter, 2" A.V. pavement, including base and seal, excavation and valley gutters, and is required by said City to give this bond in connection with said improvements.

NOW, THEREFORE, if the above bound Principal shall well and truly perform the work hereinabove specified to be performed, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect.

SIGNED AND SEALED this 13th day of September, 1956.


DRAPER H. HAND

UNITED PACIFIC INSURANCE COMPANY

BY: 
Attorney-in-Fact



UNITED PACIFIC Insurance Company

HOME OFFICE - TACOMA, WASHINGTON
FIDELITY AND SURETY DEPARTMENT

Bond No. 27775

SUBDIVISION BOND

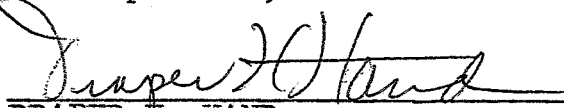
KNOW ALL MEN BY THESE PRESENTS: That I, DRAPER H. HAND, of 314 East College Avenue, North Las Vegas, Nevada, as Principal, and UNITED PACIFIC INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Washington, as Surety, are held and firmly bound unto the CITY OF LAS VEGAS, NEVADA in the penal sum of FOUR THOUSAND AND NO/100 (\$4,000.00) for the payment of which, well and truly to be made, I bind myself, my heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents:

NOW, THEREFORE, the condition of the above obligation is such that: WHEREAS the above bounded principal has agreed to do and perform the following work in South 208.71 feet of the North 618.46 feet of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 28, T20S, R61E, MDB&M, save and except the West 310.34 feet thereof from R-E to .R-1, a subdivision of the City of Las Vegas, County of Clark, State of Nevada, to wit:

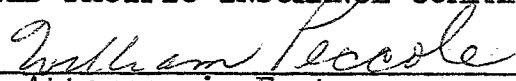
Installation of street lighting, and is required by said City to give this bond in connection with said improvements.

NOW, THEREFORE, if the above bound Principal shall well and truly perform the work hereinabove specified to be performed, then this obligation shall be null and void; otherwise this obligation shall remain in full force and effect.

SIGNED AND SEALED this 28th day of September, 1956.


DRAPER H. HAND

UNITED PACIFIC INSURANCE COMPANY

By: 
Attorney-in-Fact