

LAS VERDES HEIGHTS UNIT NO. 3

BEING A PORTION OF THE SE 1/4 OF
SECTION 6, T.21 S., R.61 E., M.D.B. & M.

CITY OF LAS VEGAS COUNTY OF CLARK STATE OF NEVADA

ENGINEER'S CERTIFICATE

I, L.E. TYSON, A DULY REGISTERED PROFESSIONAL ENGINEER AND LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF HOME INVESTMENT CO. AND LAID OUT INTO LOTS, BLOCKS, STREETS AND PUBLIC PLACES AS SHOWN; THAT THE LOCATIONS OF SAID LOTS, BLOCKS, STREETS AND PUBLIC PLACES HAVE BEEN DEFINITELY ESTABLISHED AND PERPETUATED IN STRICT ACCORDANCE WITH THE LAW AND AS SHOWN HEREON; THAT THAT SAID LOTS, BLOCKS, STREETS AND PUBLIC PLACES ARE SITUATED WHOLLY WITHIN THE SE 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 61 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, AND MORE FURTHER DESCRIBED AS FOLLOWS; COMMENCING AT THE SW CORNER OF SAID SE 1/4 SECTION 6, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE S 89°31'42" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1678.18 FEET TO A POINT THENCE N 0°19'38" E. A DISTANCE OF 360.00 FEET TO A POINT, THENCE N 89°31'42" W A DISTANCE OF 642.10 FEET TO A POINT, THENCE N 0°28'18" E. A DISTANCE OF 1300.00 FEET TO A POINT, THENCE N 89°31'42" W. A DISTANCE OF 6.39 FEET TO A POINT, THENCE N 0°28'18" E. A DISTANCE OF 45.00 FEET TO A POINT, THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 13°26'35" AND AN ARC DISTANCE OF 50.44 FEET TO A POINT, THENCE N 89°31'42" W A DISTANCE OF 135.58 FEET TO A POINT, THENCE N 29°16'23" W A DISTANCE OF 40.32 FEET TO A POINT, THENCE N 89°31'42" W A DISTANCE OF 554.32 FEET TO A POINT, THENCE N 0°17'07" E. A DISTANCE OF 32.33 FEET TO A POINT, THENCE N 89°42'53" W. A DISTANCE OF 130.00 FEET TO A POINT, THENCE N 0°17'07" E. A DISTANCE OF 11.19 FEET TO A POINT, THENCE N 89°42'53" W. A DISTANCE OF 185.00 FEET TO A POINT, THENCE S 0°17'07" W. ALONG THE WEST LINE OF SAID SE 1/4 SECTION 6, A DISTANCE OF 662.50 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THIS SURVEY WAS COMPLETED ON THE 17TH DAY OF SEPTEMBER, 1959 AND IS TRUE AND COMPLETE AS SHOWN.

CURVE DATA

CURVE	Δ	RADIUS	TANGENT	ARC LENGTH
A	90°	15.00'	15.00'	23.56'
B	89°48'49"	15.00'	14.95'	23.51'
C	90°11'11"	15.00'	15.05'	23.61'
D	90°08'40"	15.00'	15.04'	23.60'
E	28°04'21"	15.00'	3.75'	7.35'
1	13°26'35"	215.00'	25.34'	50.44'
2	15°40'36"	185.00'	25.47'	50.62'
3	48°06'29"	70.00'	31.24'	58.78'
4	41°06'15"	70.00'	26.24'	50.22'
5	56°55'58"	70.00'	37.95'	69.55'
6	146°08'42"	70.00'	—	178.55'
7	51°59'31"	70.00'	34.14'	63.52'
8	38°16'36"	70.00'	24.29'	46.76'
9	42°41'52"	70.00'	27.36'	52.17'
10	12°59'32"	70.00'	7.97'	15.87'
11	145°57'31"	70.00'	—	178.32'

[Signature]
REG. PROF. CIVIL ENGR. & LAND SURVEYOR NEV. 560

CITY ENGINEER'S CERTIFICATE

I, R.P. SAUER, CITY ENGINEER OF THE CITY OF LAS VEGAS, NEVADA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP OF LAS VERDES HEIGHTS UNIT 3, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE PLANNING AND ZONING ACT OF THE STATE OF NEVADA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE _____ CITY ENGINEER, R.P.E. NO. 396

APPROVALS

IN CONFORMITY WITH THE TENTATIVE MAP, APPROVED THIS _____ DAY OF _____, 1959, BY THE CITY PLANNING COMMISSION OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

SECRETARY _____

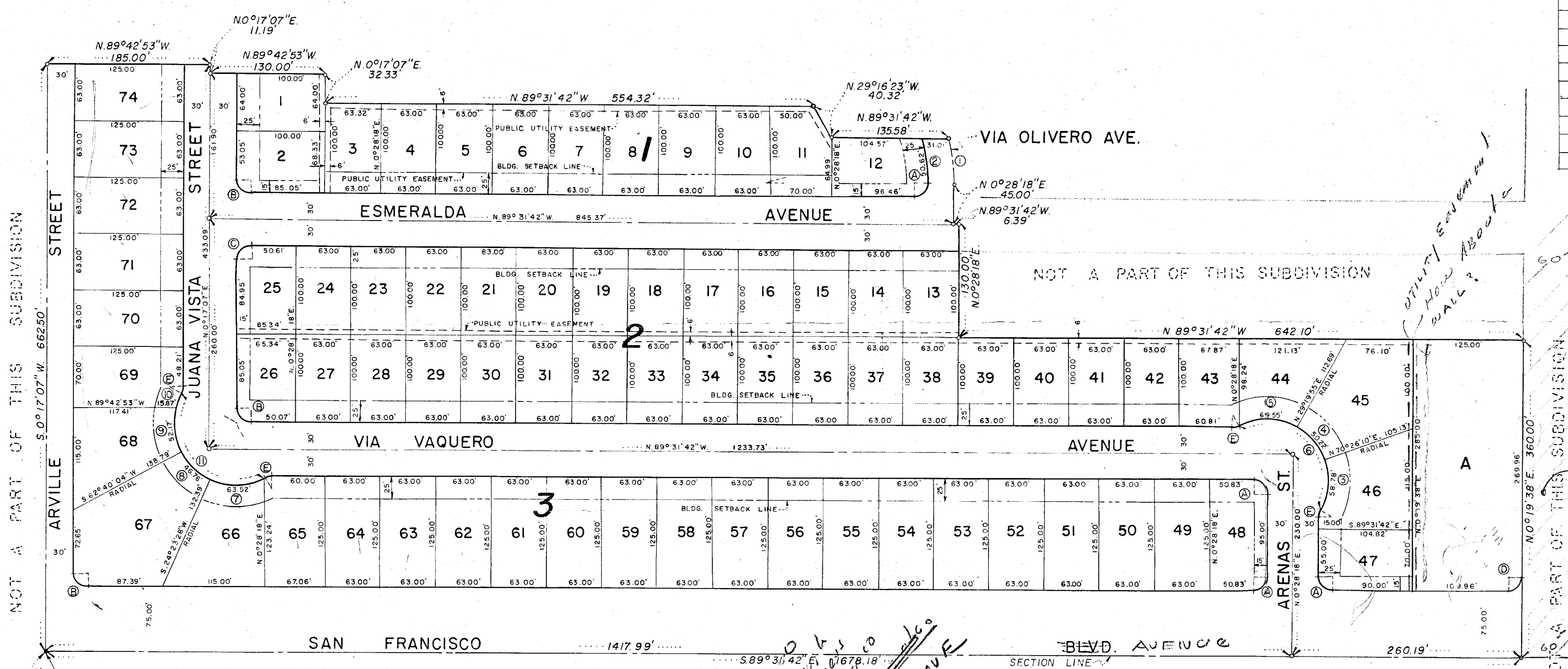
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 1959, BY THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, CLARK COUNTY, STATE OF NEVADA.

ATTEST: _____ CITY CLERK
_____ MAYOR

COLORED LINE AROUND BORDER

LAS VERDES HEIGHTS UNIT NO. 2

NOT A PART OF THIS SUBDIVISION



NOT A PART OF THIS SUBDIVISION
S 0°17'07" W 662.50'
N 89°42'53" W 185.00'
N 89°42'53" W 130.00'
N 0°17'07" E 32.33'
N 89°42'53" W 130.00'
N 0°17'07" E 11.19'
N 89°42'53" W 185.00'
S 0°17'07" W 662.50'

OWNER'S CERTIFICATE AND DEDICATION

HOME INVESTMENT CO. OF LONG BEACH, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE MAP OF LAS VERDES HEIGHTS UNIT 3, AND PARTICULARLY DESCRIBED IN THE ENGINEER'S CERTIFICATE HEREON, AND HAVE CONSENTED TO AND DO HEREBY DEDICATE ALL OF THE STREETS AND PUBLIC EASEMENTS AS INDICATED HEREON, FOR THE USE OF THE PUBLIC, AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS MAP. NO PART OF THE PARCELS MARKED "NOT A PART OF THIS SUBDIVISION" IS OFFERED FOR DEDICATION. DATED THIS 2nd DAY OF November, 1959.

HOME INVESTMENT CO. OF LONG BEACH

[Signature]
L.S. WHALEY, PRESIDENT

[Signature]
ROBERT E. JONES, VICE-PRESIDENT

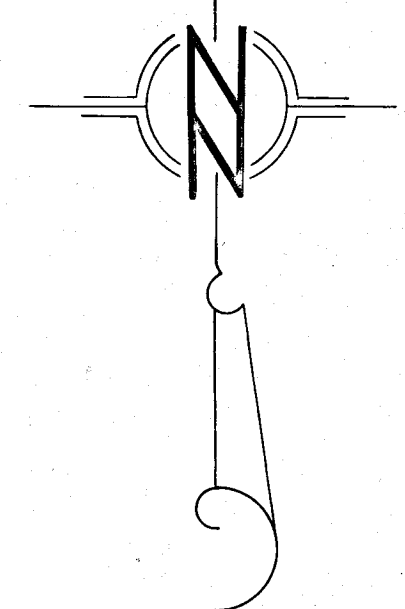
ACKNOWLEDGEMENT

STATE OF NEVADA } ss
COUNTY OF CLARK }

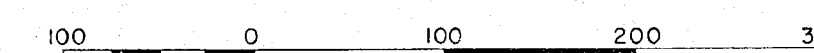
ON THIS 2nd DAY OF November, 1959, PERSONALLY APPEARED BEFORE ME KLAUDIA G. SCALES, A NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA, L.S. WHALEY AND ROBERT E. JONES, KNOWN TO ME TO BE THE PRESIDENT & VICE PRESIDENT OF THE CORP. THAT EXECUTED THE FOREGOING INSTRUMENT AND UPON OATH, EACH DID DEPOSE THAT HE IS THE OFFICER OF SAID CORPORATION AS DESIGNATED HEREON; THAT HE IS ACQUAINTED WITH THE SEAL OF SAID CORPORATION; AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; THAT THE SIGNATURES TO SAID INSTRUMENT WERE MADE BY OFFICERS OF SAID CORPORATION AS INDICATED AFTER SAID SIGNATURES; AND THAT THE SAID CORPORATION EXECUTED THE SAID INSTRUMENT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

[Signature]
KLAUDIA G. SCALES
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY COMMISSION EXPIRES March 30, 1963



SCALE IN FEET



LEGEND

BASIS OF BEARING: (N 0°17'07" E) THE WEST LINE OF THE SE 1/4 SEC. 6, T.21 S., R.61 E., M.D.B. & M. RECORDED IN FILE 5, PAGE 14, CLARK COUNTY, NEVADA RECORDS.

- FOUND CONCRETE MONUMENT
- o SET CONCRETE MONUMENT

April
Twentieth
1962

L. S. Whaley & Sons
217 South 4th Street
Las Vegas, Nevada

Re: Las Verdes Heights Tract #3

Gentlemen:

We have received General Insurance Company of America Bond No. 470804 in the amount of \$1,799.00 to cover completion of improvements in the Las Verdes Heights Tract #3 subdivision.

General Insurance Company of America Bond No. 410092 in the amount of \$132,125.02 was released as of April 17, 1962.

Yours very truly,

(Mrs.) Juanita A. Frary
Deputy City Clerk

jaf

cc - General Ins. Co. of America
Public Works
Planning
Building



completion of offsite improvements under Use Permit U-31-55 be extended to January 2, 1961, pursuant to the revised agreement.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Sharp, Fountain, Whipple and His Honor Mayor Gragson voting aye; noes, none. Absent: Commissioner Elwell.

LAS VERDES HEIGHTS
UNIT #3

Final Plat
Accepted

Director of Public Works Sauer advised that the final plat for Las Verdes Heights, Unit #3 had been checked and the subdivision agreements and bond have been submitted. It was the recommendation of the Department of Public Works that the final plat be accepted.

Commissioner Whipple moved that the final plat for Las Verdes Heights, Unit #3 be accepted.

Motion seconded by Commissioner Sharp and carried by the following vote: Commissioners Sharp, Fountain, Whipple and His Honor Mayor Gragson voting aye; noes, none. Absent: Commissioner Elwell.

HOUSE MOVING

Mr. and Mrs. Murray
Sanders
Approved

Director of Public Works Sauer stated that the frame and stucco single dwelling located at 1413 North "D" Street, which Mr. and Mrs. Murray Sanders desired to move to 1225 West Van Buren had been inspected by both the Building and Planning Departments and that the same met all code requirements. It was the recommendation of the Department of Public Works that a permit be granted to move this dwelling.

Commissioner Sharp moved that the request of Mr. and Mrs. Murray Sanders to move a house from 1413 North "D" Street to 1225 West Van Buren be granted.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Sharp, Fountain, Whipple and His Honor Mayor Gragson voting aye; noes, none. Absent: Commissioner Elwell.

SS-2

Oil for Stabilization
and Slurry
Approved to Receive
Informal Bid

Commissioner Sharp moved the request of the Public Works Department to receive informal bids for SS-2 Oil for Stabilization and Slurry be approved.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Sharp, Fountain, Whipple and His Honor Mayor Gragson voting aye; noes, none. Absent: Commissioner Elwell.

QUITCLAIM DEEDS

Dan Plunkett, Edward
J. and Marjorie
Barrick, Sam and Mary
Ziegman, and Rex A.
Jarrett

Commissioner Fountain moved the following Resolution of Acceptance be adopted for Quitclaim Deeds to the City of Las Vegas from Dan Plunkett, Edward J. and Marjorie Barrick, Sam and Mary Ziegman, and Rex A. Jarrett for a 60' right-of-way for the extension of Western Avenue, also referred to as Highland Drive, from Oakey Boulevard southerly to San Francisco Avenue:

Resolution of
Acceptance Adopted

(RESOLUTION COPIED IN MINUTE BOOK NO. 12.)

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Sharp, Fountain, Whipple and His Honor Mayor Gragson voting aye; noes, none. Absent: Commissioner Elwell.

December 18, 1959

Home Investment Co. of Long Beach
5512 Britton Drive
Long Beach, California

Re Las Verdes Heights, Unit #3

Dear Sirs:

At the regular meeting of the Board of City Commissioners, held December 16, 1959, approval was given the final plat for Las Verdes Heights, Unit #3.

General Insurance Company of America Bond No. 410092, in the amount of \$132,125.02 has been received, and we are enclosing two executed copies of the subdivision agreement, one for your files and one to be delivered to General Insurance Company.

Very truly yours,

(MRS.) EDWINA M. COLE
City Clerk

EMC:jak

Encs.

CC Public Works w/ copy of Subdivision Agreement
Planning w/ copy of Subdivision Agreement
Building

SUBDIVISION AGREEMENT

(A) THIS AGREEMENT made and entered into this 31st day of December, 1959, by and between Home Investment Company of Long Beach 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 July 22, 1958, the said Commission conditionally approved a tentative map of the premises known as Las Verdes Heights Unit No. 3 located in Las Vegas, Nevada

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 August 6, 1958, the Board of City Commissioners of said City of Las Vegas approved the tentative map of Las Verdes Heights Unit No. 3 subject to the conditions set forth by the City Planning Commission of Las Vegas, Nevada, and

(D) WHEREAS, at a regular meeting held on November 12, 1959, the City Planning Commission of Las Vegas, Nevada, approved the final map for Las Verdes Heights Unit No. 3 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 December 16, 1959, 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 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" - 4/4 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. Plan 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 feet (2') 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 cold chisel 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:

"E" for electrical conduit	2" high
"G" for gas service	2" high
"S" for sewer services	2" high
"W" for water services	2" high

The location of the underground street light conduit shall be marked with a cold chisel on the curb top; using the following symbol:

"L"	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 inches (12") long shall be set not less than six inches (6") underground. Said monuments shall be set not less than every two blocks within the Subdivision. Said monuments shall be referenced out on the curb and gutter with lead plug and nail.
2. A two inch by two 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 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 the 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 30 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 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 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 Las Verdes Heights Unit No. 3 and adjacent property has been cleared of all rubbish, surplus materials and equipment resulting from the Contractors 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.

Approved as to form
Audrey R. Whitmore
12-14-59

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

By *Clara K. Morgan* Mayor

ATTEST:

By *Edmund M. Cole* City Clerk

HOME INVESTMENT COMPANY OF
LONG BEACH

By *Alfred Dunstan*
President

By *R. W. Hakey*
Vice President

Nov. 19, 1959

Engineering Department
Director of Planning
LAS VERDES HEIGHTS UNIT # 3 - FINAL MAP

Attached and forwarded herewith in accordance with the provisions of the City Subdivision Ordinance is the original linen and one print of the final map of Las Verdes Heights Unit #3, approved by the Planning Commission on November 12, 1959, as being in conformity with the approved tentative map and so certified by the Secretary.

FRANKLIN J. BILLS
Director of Planning

FJB:rb
Attach (2)

CITY PLANNING COMMISSION - MINUTES

NEW BUSINESS

Sunset Manor
#4 - Tentative
Map

Mr. Bills submitted the Tentative Map of Sunset Manor No. 4 to the Commission for examination.

Mr. Garth moved that this matter be held in abeyance pending further study and the submission of a corrected map. The motion was seconded by Mr. Crawford and passed unanimously.

Las Verdes
Heights, Unit
No. 3 -
Final Map

Mr. Bills presented the Final Map of Las Verdes Heights Unit No. 3 which was submitted by the Home Investment Co. of Long Beach, to the Commission for examination. Mr. L. E. Tyson of the firm of Tyson Engineering was present on behalf of the applicant.

Mr. Tiberti moved that the Final Map of Las Verdes Heights Unit No. 3 be approved subject to the following conditions:

1. That no vehicular access be permitted onto San Francisco from: Lots 48 through 67, Block 3, and no vehicular access be permitted onto San Francisco Avenue from Lot 47, Block 2.

The motion was seconded by Mr. Garth and passed unanimously.

Z-28-59
Charleston
Plaza, Inc.

The application of Charleston Plaza, Inc. for the reclassification of property legally described as all of Charleston Village Tract #1 and that certain unnumbered lot or parcel lying westerly of the west line of Spencer Street and Northerly of the North line of Peyton Drive, from R-1 to C-1. Mr. Bills gave the Planning Staff report recommending approval.

The Chairman declared the public hearing open.

Mr. William Peccole was present representing the applicant. He displayed a rendering of the proposed shopping center. Mr. and Mrs. Harry Berger, 1745 Franklin Avenue, and Charles Naylor, 906 Houston Drive, were present for a clarification of the proposed use. The Chairman declared the public hearing closed. Mr. Garth introduced RESOLUTION NO. 163, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF CHARLESTON PLAZA,