

RESOLUTION NO. R-87-2006

A RESOLUTION CONCERNING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1493 – HUALAPAI WAY/ALEXANDER ROAD (CHEYENNE AVENUE TO CIMARRON ROAD); FIXING THE TIME AND PLACE WHEN COMPLAINTS, PROTESTS, AND OBJECTIONS TO THE FINAL ASSESSMENT ROLL FOR THE DISTRICT WILL BE HEARD; PROVIDING FOR THE MANNER OF GIVING NOTICE OF THE HEARING ON THE FINAL ASSESSMENT ROLL; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; RATIFYING ALL ACTION TAKEN CONSISTENT WITH THE PROVISIONS HEREOF; AND PROVIDING THE EFFECTIVE DATE HEREOF.

Summary: Public Hearing Notice

WHEREAS, the City Council of the City of Las Vegas in the County of Clark, State of Nevada, (hereinafter the "City Council" and the "City" respectively) pursuant to an ordinance heretofore adopted (hereinafter the "Creation Ordinance") created the City of Las Vegas, Nevada, Special Improvement District No. 1493 – Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (hereinafter the "District") and ordered the acquisition of certain public improvements within the District (hereinafter the "Project"); and

WHEREAS, the City Council, by resolution heretofore adopted, has authorized the proper officers of the City to execute a construction contract on behalf of the City in accordance with NRS 271.335, for the Project, all as provided by law; and

WHEREAS, the City Council has heretofore determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District which the City Council has determined will receive special benefits (and corresponding market value increases) from the improvements in the Project; and

WHEREAS, NRS 271.360 provides that the City Council may determine the cost of the Project to be assessed after making the construction contract, or after determining the net cost to the City, but not necessarily after the completion of the Project; and

WHEREAS, in accordance with NRS 271.360, the City Council has determined and does hereby declare that the net cost to the City for the Project (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$10,048,521.80, of which \$9,424,878.50 is available from other sources and \$623,643.30 is to be assessed upon the benefited lots, tracts and parcels of land in the District, which the City Council has determined will receive special benefits and corresponding market value increases from the Project; and

WHEREAS, the City Council by resolution heretofore adopted, directed the City Engineer (with the assistance of the City Engineer Division) to make out a final assessment roll; and

WHEREAS, the City Council, together with the City Engineer, made out a final assessment roll for the District which contains, among other things, the names and addresses of the last known owners of the property to be assessed, a description of each lot, tract, or parcel of land to be

assessed, and the amount of the proposed assessment to be levied thereon. The City Engineer has reported the final assessment roll to the City Council and the City Engineer has prepared and filed the final assessment roll with the City Clerk; and

WHEREAS, pursuant to a resolution adopted on April 5, 2006, the City Council called a hearing on the final assessment roll for the District, to be held on May 3, 2006; and

WHEREAS, the notice of the hearing held on May 3, 2006, was not published in compliance with NRS 271.190; and

WHEREAS, the City Council desires to hold a new public hearing on the final assessment roll for the District, to be held on Wednesday, December 20, 2006; and

WHEREAS, the City Council has determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the improvements to be acquired in the District and only that property, which is so specially benefited, is included on the final assessment roll; and

WHEREAS, the City Council has also determined, and does hereby determine, that the notice for a hearing on the final assessment roll, which is provided for herein, is reasonably calculated to inform each interested person of the proceedings concerning the District, which may directly and adversely affect his or her legally protected rights and interests.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE COUNTY OF CLARK, IN THE STATE OF NEVADA; THAT:

Section 1. All actions, proceedings, matters, and things heretofore taken, had, and done by the City and the Officers thereof (not inconsistent with the provisions of this Resolution) concerning the District, be, and the same hereby are, ratified, approved and confirmed.

Section 2. A portion of the total cost of the District, to the City, including all necessary incidentals, which either have been or will be incurred in connection with the District, shall be paid by the assessable property in the District as designated in the Creation Ordinance. The total cost of the District shall be apportioned and the amount to be assessed shall be as follows:

Total Cost	Estimated Amount of Special Assessments	Amount Available from Other Sources
\$10,048,521.80	\$623,643.30	\$9,424,878.50

Section 3. The final assessment roll for the District has been examined by the City Council, is tentatively approved, and is ordered filed in the office of the City Clerk.

Section 4. Wednesday, December 20, 2006, at 1:00 P.M., at the City of Las Vegas Council Chambers, 400 Stewart Avenue, Las Vegas, Nevada, be, and the same hereby is, fixed as the date, time and place when the City Council will hear and consider complaints, protests and objections to the final assessment roll, to the amount of each of the assessments, and to the regularity of the proceedings in making such assessments (whether made verbally or in writing) by the owners of the assessable property specially benefited by the Project in "City of Las Vegas, Nevada, Improvement District No. 1493 – Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road)" and proposed to be

assessed, or by any party or person interested, and by all parties or persons aggrieved by such assessments.

Section 5. The City Clerk shall give notice by publication in the Las Vegas Review-Journal, a newspaper of general circulation in the City and a newspaper of general circulation in the District. Such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication in said newspaper to be at least 15 days prior to December 20, 2006. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication in such newspaper and the last publication in the same newspaper. Service by publication shall be verified by the affidavit of the publishers and filed with the City Clerk. In accordance with NRS 271.380 (2), the City Clerk or Deputy City Clerk shall also give notice by registered or certified mail by depositing a copy of such notice in the United States mail, postage prepaid, as first-class mail, at least 20 days prior to such hearing, to the last known owner or owners of each tract being assessed at his or their last known address or addresses. Proof of mailing shall be made by the affidavit of the City Clerk or Deputy City Clerk and such proof shall be filed with the City Clerk, provided however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the City Clerk until all special assessments and special assessment bonds issued (if such special assessment bonds are hereafter issued) appertaining thereto, have been paid in full, both principal and interest, or any claim is barred by an appropriate statute of limitations. The City Council hereby determines that the manner of giving notice herein provided by publication and by registered or certified mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levying of assessments, which may directly and adversely affect their legally protected interests. Such notice shall be provided in NRS 271.380 and shall be substantially in the following form:

(Form of Notice)

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1493 – HUALAPAI WAY/ALEXANDER ROAD (CHEYENNE AVENUE TO CIMARRON ROAD).

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2006-2 for City of Las Vegas, Nevada, Special Improvement District No. 1493 – Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (hereinafter the “District”) in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on November 15, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1493 Creation Ordinance heretofore adopted (hereinafter the “Creation Ordinance”). The boundaries of the District, which include the location of the Project and the lots, tracts and parcels of land to be assessed, shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements (as described below) or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements. The streets to be improved by the improvements are:

HUALAPAI WAY (BOTH SIDES) - from the centerline of Cheyenne Avenue north along Hualapai Way approximately 5,280 feet to Alexander Road (100-foot right-of-way)

ALEXANDER ROAD (SOUTH SIDE) – from the western right-of-way of Hualapai Way west along Alexander Road approximately 982 feet (80-foot right-of-way)

ALEXANDER ROAD (BOTH SIDES) – from the Hualapai Way curve east along Alexander Road approximately 13,140 feet to Cimarron Road (100-foot right-of-way)

CAMPBELL ROAD (WEST SIDE) – from the southern right-of-way of Alexander Road south approximately 294 feet (60-foot right-of-way).

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases) provided, however, that an equitable adjustment will be made for assessments to be levied against wedge or “V” or other irregularly-shaped lots or tracts of lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The assessments will be levied on a front foot basis, provided those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a “unit lot” basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of

those lots abutting the streets or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide pavement section, curb, gutter, sidewalks, driveway approaches and streetlights, where not already existing. Property owners who have been conditioned, by initiation of development plans, by City Council to install half-street improvements have been assessed for a half-street pavement section. The owners of property who elect to have water or sewer installed will be assessed on a per service or unit lot method for the installation of sewer laterals or water laterals. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the improvements in the Project.

The City Council previously held a hearing to consider all complaints, protests, and objections to said final assessment roll on May 3, 2006. However, the publication of the hearing on May 3, 2006, did not comply with the requirements of NRS Chapter 271. Accordingly, the City Council has determined to hold a new hearing on said final assessment roll.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the improvements in the District. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, December 20, 2006, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, December 15, 2006, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as

to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

If a property owner has already prepaid his or her assessments, he or she can apply for a refund of their prepayments. If a property owner does not apply for a refund of prepayments, the prepayments shall be applied to such property owner's assessments for the Project. Property owners who paid their first assessment installment on October 1, 2006 may apply for a refund of such payments. If a property owner does not apply for such refund, such payment shall be applied to the first assessment installment on April 1, 2007. Requests for refunds of prepayments or October 1, 2006 assessment installments should be directed to Mike Thompson, City Hall, 400 Stewart Ave., Las Vegas NV 89101, Las Vegas, Nevada, (702) 229-2136.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in twenty (20) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. After the adoption of the assessment ordinance and before assessment bonds are issued (or if bonds are not issued) the City shall provide the maximum rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold, such rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds", which is most recently published before the time bids for such bonds are received, or at a time a negotiated offer for the sale of such bonds is accepted. Penalties, at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person

whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than December 15, 2006, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred.

Dated this 15<sup>th</sup> day of November, 2006.

---

BARBARA JO RONEMUS, City Clerk

(End of Form)

Section 6. The owner or owners of any lot, tract or parcel of land which is assessed in such final assessment roll, whether named or not in such roll, or any person interested, or any parties aggrieved, may, within three (3) days prior to the date set for the hearing, file with the office of the City Clerk his or her complaints, protests, or objections in writing to said assessment.

Section 7. Whenever any notice is mailed as herein provided, the fact that the person to whom it was addressed does not receive it shall not in any manner invalidate or affect the legality of the notice thereby given.

Section 8. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

Section 9. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

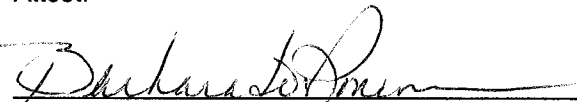
Section 10. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect any remaining provisions of this Resolution.

Section 11. The City Council has determined, and does hereby declare, that this Resolution shall be in effect immediately after its passage in accordance with law.

PASSED and APPROVED on November 15, 2006.

  
\_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

Attest:

  
\_\_\_\_\_  
BARBARA JO RONEMUS, City Clerk

Approved as to form:

2 NOV 06 W Z   
\_\_\_\_\_  
Date Deputy City Attorney

STATE OF NEVADA )  
 )  
COUNTY OF CLARK ) ss  
 )  
CITY OF LAS VEGAS )

I, Barbara Jo Ronemus, the duly chosen and qualified City Clerk of the City of Las Vegas (hereinafter the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (hereinafter the "City Council") at a meeting held on November 15, 2006.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Those Voting Aye: Oscar B. Goodman  
Gary Reese  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

Those Voting Nay: NONE

Those Absent: NONE

3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:


- (i) City Clerk's Bulletin Board  
City Hall Plaza  
2<sup>nd</sup> Floor Skybridge  
Las Vegas, Nevada
- (ii) Bulletin Board  
City Hall Plaza (next door to Metro Records)  
Las Vegas, Nevada
- (iii) Las Vegas Library  
833 Las Vegas Boulevard North  
Las Vegas, Nevada
- (iv) Clark County Government Center  
500 South Grand Central Parkway  
Las Vegas, Nevada
- (v) Grant Sawyer Building  
555 E. Washington Avenue  
Las Vegas, Nevada
- (vi) The City of Las Vegas website

(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

5. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

6. A copy of such notice so given of the meeting of the City Council on November 15, 2006, is attached to this certificate as Exhibit "A." A copy of the affidavit of publication of the Notice of Public Hearing is attached hereto as Exhibit "B," and a copy of the minutes of the public hearing held on December 20, 2006, is attached hereto as Exhibit "C."

**IN WITNESS WHEREOF**, I have hereunto set my hand on this November 15, 2006.

  
Barbara Jo Ronemus, City Clerk

(SEAL)

**Exhibit "A"**

**(Attach Notice of Meeting and Agenda)**



## CITY COUNCIL AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

OSCAR B. GOODMAN, MAYOR (At-Large) · COUNCILMAN GARY REESE, MAYOR PRO TEM  
(Ward 3)

COUNCIL MEMBERS: LARRY BROWN (Ward 4), LAWRENCE WEEKLY (Ward 5),  
STEVE WOLFSON (Ward 2), LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**November 15, 2006**

**Morning Session begins at 9:00 a.m.**

**Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

### CEREMONIAL MATTERS

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION - REVEREND CYNDI DeLONG, RELIGIOUS SCIENCE
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE EMPLOYEE OF THE MONTH
6. RECOGNITION OF THOMAS ELEMENTARY SCHOOL'S MAYOR AND CITY COUNCIL
7. RECOGNITION OF AMERICAN DIABETES MONTH
8. RECOGNITION OF SIBLINGS CANDYNCE BONEY AND STAN BRELAND, AAAA STATE TENNIS CHAMPIONS
9. RECOGNITION OF NATIONAL GEOGRAPHIC INFORMATION SYSTEMS DAY
10. PRESENTATION BY THE NEVADA SCHOOL OF THE ARTS

### BUSINESS ITEMS - MORNING

11. Any items from the morning session that the Council, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time
12. Approval of the Final Minutes by reference of the regular City Council meeting of October 4, 2006

### CONSENT AGENDA

**MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.**

**ADMINISTRATIVE SERVICES - CONSENT**

13. Approval of the Yucca Mountain Public Outreach Communication Plan - All Wards
14. Approval to accept an FY 2006 Congressionally Mandated Grant Award in the amount of \$74,072 for the design of a regional public safety complex - Ward 6 (Ross)

**FIELD OPERATIONS - CONSENT**

15. Approval of a Grant of Easement from the City of Las Vegas to Nevada Power Company to cancel and supersede the Right of Entry previously on record and continue to allow Nevada Power Company access to the sites for electrical systems needs located at 6200 Hargrove Avenue and 6230 Garwood Avenue, commonly known as Mirabelli Community Center and Mirabelli Senior Center, APNs 138-35-501-011 and 138-35-501-010 - Ward 1 (Tarkanian)
16. Approval of a Grant of Easement from the City of Las Vegas to Nevada Power Company to cancel and supersede the Right of Entry previously on record and continue to allow Nevada Power Company access to the site for electrical systems needs located at 1400 N. Rampart Boulevard, commonly known as Las Vegas Sportspark, APN 138-29-501-007 - Ward 4 (Brown)
17. Approval of a Grant of Easement from the City of Las Vegas to Nevada Power Company to cancel and supersede the Right of Entry previously on record and continue to allow Nevada Power Company access to the site for electrical systems needs located at 300 N. Casino Center Boulevard, commonly known as the Downtown Community Center, APN 139-34-712-125 - Ward 3 (Reese)
18. Approval of a Utilities Construction Interlocal Contract between the City of Las Vegas and Clark County for the construction of sewer and water lines on the Western Beltway between Summerlin Parkway and Craig Road, in accordance with La Madre Equestrian Trail Plans (\$110,686.73 – Southern Nevada Public Lands Management Act [SNPLMA]) - Ward 4 (Brown)

**FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT**

19. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

**FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT**

20. Approval of Special Event License for Lucio Ristorante, Location: 1114 South Main Street, Dates: December 1, 2006 and January 5, 2007, Type: Special Event General, Event: First Friday, Responsible Person in Charge: Kirk Offerle - Ward 3 (Reese)
21. Approval of Change of Ownership, Change of Location and Change of Business Name for a Tavern License subject to planning and fire codes and Health Dept. regulations, From: Ranch Liquors., dba Ukelele Lounge, 620 North Las Vegas Boulevard, Patrick E. Mandel, Dir, Pres, Secy, Treas, 100%, To: Fancy Nuts, L.L.C., dba Martinis, 1205 South Fort Apache Road, William R. Phillips, Mgr, Mmbr, 100% - Ward 2 (Wolfson)
22. Approval of a new Non-restricted Gaming License upon confirmation of approval by the Nevada Gaming Commission, for Sierra Development Company, dba Binion's Horseshoe Race & Sports Book, Operated By Club Cal Neva, db at Binion's Gambling Hall and Hotel, 128 Fremont Street, Jeffery L. Siri, Pres, Secy, Treas, CEO - Ward 5 (Weekly)

**FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT**

23. Approval of Agreement No. 06-15341-15, Architectural Design Services Agreement for Pre-Design of Regional Public Safety Building 1 - Department of Public Works - Award recommended to CARPENTER SELLERS ASSOCIATES (\$100,000 - General Fund) - Ward 6 (Ross)
24. Approval of Agreement No. 070078, Engineering Services Agreement for Arterial Conditions Assessment Study - Department of Public Works - Award recommended to: STANTEC CONSULTANTS, INC. (\$277,520 - Road and Flood Capital Projects Fund) - All Wards

25. Approval of Agreement No. 0716530, Engineering Design Services Agreement for Coran/Rancho/Vegas Sewer Rehabilitation Project - Department of Public Works - Award recommended to: BROWN AND CALDWELL (\$381,310 - Sanitation Enterprise Fund) - Ward 5 (Weekly)
26. Approval of Agreement No. 070134, Engineering Services Agreement for Surveying and Underground Utility Potholing for Various Projects – Department Public Works – Award recommended to AZTEC TECHNICAL SERVICES, LLC (\$100,000 – Public Works Capital Projects Fund) - All Wards

**HUMAN RESOURCES - CONSENT**

27. Approval to create one regular full time Customer Service Representative position for the Insurances Services Division of Human Resources (\$38,455 salary + \$15,382 Benefits - Internal Service Fund)
28. Approval to create one regular full-time Legal Technician I/II position in the Criminal Division of the City Attorney's office (\$46,300 salary + \$18,500 benefits - General Fund)
29. Approval to create one regular full-time Administrative Secretary position in the Criminal Division of the City Attorney's Office (\$52,400 salary + \$21,000 benefits - General Fund)

**NEIGHBORHOOD SERVICES - CONSENT**

30. Approval of an additional \$251,146 Community Development Block Grant (CDBG) Construction funds for the completion of the Shade Tree Expansion Project located at 1 West Owens Avenue - Ward 5 (Weekly)
31. Approval of Deferred Loan Agreements expending \$40,000 of Home Investment Partnership Program (HOME) funds for housing rehabilitation activities at 508 East Street, Rocky Castillo, owner - Ward 1 (Tarkanian)
32. Approval of a Lease Agreement between the city of Las Vegas and Family Promise for use of the building located at 320 South 9th Street to operate their non-profit organization which provides homeless families case management services - Ward 3 (Reese)

**PLANNING & DEVELOPMENT - CONSENT**

33. Approval of annexation report for the proposed annexation area generally located on the north and south side of Clark County Highway 215, between Shaumber Road and Fort Apache Road (ANX-12215) - Ward 6 (Ross)

**PUBLIC WORKS - CONSENT**

34. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Brian L. Ridenour, owner (west of Jones Boulevard, between Brooks Avenue and Peak Drive, APN 138-14-603-011) - County (near Ward 5 - Weekly)
35. Approval of an Encroachment Request from Blackstone Builders, Incorporated, on behalf of Gaming Partners International USA, Incorporated, owner (southwest corner of Industrial Road and Wyoming Avenue) - Ward 3 (Reese)
36. Approval of an Encroachment Request from DRC Engineering on behalf of Lost at Sea Limited Partnership, owner (southeast corner of Jones Boulevard and Craig Road) - Ward 6 (Ross)
37. Approval of an Encroachment Request from Pardee Homes Nevada, owner (northeast corner of Tee Pee Lane and Bath Drive) - Ward 6 (Ross)
38. Approval of an Encroachment Request from Pulte Homes on behalf of PN II, Incorporated, owner (southwest corner of Jones Boulevard and Iron Mountain Road) - Ward 6 (Ross)
39. Approval of a Sewer Connection and Interlocal Contract with Clark County Water Reclamation District - Baughman and Turner, LLC, on behalf of Real Estate Unlimited, LLC, owner (north of Lone Mountain Road, east of Miller Lane, APNs 125-33-804-006 and -007) - County (near Ward 4 - Brown)
40. Approval of ratification of the City's execution of the Amended Interlocal Cooperative Agreement which became effective September 8, 2006, between the Clark County Water Reclamation District and the Cities of Las Vegas, Henderson and North Las Vegas for establishment of the Clean Water Coalition - All Wards
41. Approval of Supplemental No. 3 to Interlocal Contract 293c between the City of Las Vegas and the

- Regional Transportation Commission of Southern Nevada to decrease funding and extend the completion date for the Craig Road, US-95 to Buffalo Drive project (\$688,300 reduction) - Ward 4 (Brown)
42. Approval of Supplemental No. 4 to Interlocal Contract 319d between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease funding and extend the completion date for the Ann Road, US-95 to Decatur Boulevard project (\$100,000 reduction) - Ward 6 (Ross)
43. Approval of Supplemental No. 4 to Interlocal Contract 320d between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease funding and extend the completion date for the Tenaya Way, Sky Pointe Drive to Centennial Parkway project (\$624,000 reduction) - Ward 6 (Ross)
44. Approval of Supplemental No. 5 to Interlocal Contract 388e between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease funding and extend the completion date for the Alexander/Hualapai, Cheyenne Avenue to Cimarron Road project (\$885,700 reduction) - County (near Ward 6 - Ross)
45. Approval of Supplemental No.1 to Interlocal Contract 434a between the City of Las Vegas and the Regional Transportation Commission of Southern Nevada to decrease funding and extend the completion date for the Industrial Arterial, Sahara Avenue to Wyoming Avenue project (\$12,200,000 reduction) - Ward 1 (Tarkanian)

#### **RESOLUTIONS - CONSENT**

46. R-87-2006 - Approval of a Resolution fixing the time and place when complaints, protests, and objections to the Final Assessment Roll will be heard for Special Improvement District No. 1493 - Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (\$623,643.30 -Capital Projects Fund/Special Assessments) - Ward 4 (Brown)
47. R-88-2006 - Approval of a Resolution Determining the Cost and Directing the City Engineer to prepare the Final Assessment Roll for Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights (\$62,576.19 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)
48. R-89-2006 - Approval of a Resolution fixing the time and place when complaints, protests, and objections to the Final Assessment Roll will be heard for Special Improvement District No. 1505 - Sierra Oeste Neighborhood Streetlights (\$62,576.19 - Capital Projects Fund/Special Assessments) - Ward 5 (Weekly)

#### **DISCUSSION/ACTION ITEMS**

##### **ADMINISTRATIVE - DISCUSSION**

49. Report from the City Manager on Emerging Issues
50. Report on the City of Las Vegas Diversity Initiative

##### **CITY ATTORNEY - DISCUSSION**

51. Discussion and possible action on Appeal of Work Card Denial: Tracey Lynn Gulli, 7550 Tuckaway, Las Vegas, Nevada 89139
52. Discussion and possible action on Appeal of Work Card Denial: Clayborn Romaine Ellis III, 8218 West Dolphin Bay Court, Las Vegas, Nevada 89128
53. Discussion and possible action regarding complaint seeking disciplinary action against Mulugeta Bour d/b/a Oakey Discount Market, 1616 Las Vegas Boulevard South, Las Vegas, Clark County, Nevada, for violations of the Las Vegas Municipal Code and Nevada Revised Statutes - Ward 3 (Reese)

##### **FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION**

54. Discussion and possible action regarding a new Tavern License, subject to the provisions of the planning and fire codes and Health Dept. regulations, Hennessey's Las Vegas, Inc., dba The Brass Nightclub, 425 Fremont Street, Suite 220, Paul E. Hennessey, Dir, Pres, Secy, Treas, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item 80 - SUP-16518) - Ward 3 (Reese)
55. Discussion and possible action regarding a new Tavern License, subject to the provisions of the

- planning and fire codes and Health Dept. regulations, Hennessey's Las Vegas, Inc., dba The Brass Pint, 425 Fremont Street, Suite 210, Paul E. Hennessey, Dir, Pres, Secy, Treas, 100% (NOTE: Item to be heard in the afternoon session in conjunction with Item 79 - SUP-16515) - Ward 3 (Reese)
56. Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, Café Cuban Breeze, Inc., dba Café Cuban Breeze, 342 South Decatur Boulevard, Noel Hernandez, Dir, Pres, Treas, Secy, 100% - Ward 1 (Tarkanian)
57. ABEYANCE ITEM - Discussion and possible action regarding a new Package License subject to the provisions of the planning codes and Health Dept. regulations, Senip CVS, LLC, dba CVS Pharmacy #2990, 6391 West Lake Mead Boulevard, Zenon P. Lankowsky, Pres and Thomas S. Moffatt, Secy (Note: Item to be heard in the afternoon session in conjunction with Item 100 - SUP-14687) - Ward 5 (Weekly)
58. Discussion and possible action regarding Temporary Approval of Change of Ownership, Change of Location and Change of Business Name for a Package License subject to Health Dept. regulations, From: Longs Drug Stores California, Inc., dba Longs Drug Store 408 (Non-operational), 7470 West Lake Mead Boulevard, Ronald A. Plomgren, Dir, Sr VP, CEO, Orlo D. Jones, Dir, Sr VP, Secy and Bill M. Brandon, Dir, Sr VP, To: C.R.E.M. Corporation, Inc, dba Express Mart, 8251 West Charleston Boulevard, Cristobal Santos, Dir, Pres, Secy, Treas, 100% - Ward 2 (Wolfson)
59. Discussion and possible action regarding Temporary Approval of a new Supper Club License subject to the provisions of the planning and fire codes and Health Dept. regulations, G B Acquisition, Inc., dba Gordon Biersch Brewery Restaurant, 750 South Rampart Boulevard, Suite 16, H. Allen Corey, Pres, CEO and Michael J. Fourticq, Sr VP, Dir - Ward 2 (Wolfson)
60. Discussion and possible action regarding Temporary Approval of Change of Ownership, Change of Location and Change of Business Name for a Tavern License subject to the provisions of the planning and fire codes and Health Dept. regulations, From: Ark Fremont, Inc., dba The Saloon (Non-operational), 450 Fremont Street, Suite 100, Michael L. Weinstein, Dir, Pres, Robert Towers, Dir, EVP, Secy, Treas, Paul E. Gordon, Dir, Sr VP, To: Red Rock Bar, Inc., dba Red Rock Bar, 1729 East Charleston Boulevard, Suites A & B, Allen Hamika, Dir, Pres, 50% and Klodia I. Alkassyonan, Dir, Secy, Treas, 50% - Ward 3 (Reese)

#### **BOARDS & COMMISSIONS - DISCUSSION**

61. PARK & RECREATION ADVISORY COMMISSION – Michael R. Aker, Term Expiration 12/12/2006
62. Appointment and Reappointment of Members to the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board

#### **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

#### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

63. Bill No. 2006-63 – Adopts a new Chapter 10.44A of the Municipal Code, relating to solicitation. Proposed by: Bradford R. Jerbic, City Attorney
64. Bill No. 2006-64 – Adopts a new Chapter 11.68A of the Municipal Code, relating to the City's Pedestrian Mall. Proposed by: Bradford R. Jerbic, City Attorney

#### **BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.**

65. Bill No. 2006-59 – Establishes certain minimum community service requirements as part of the punishment for contributory delinquency or contributory neglect related to graffiti or property damage. Sponsored by: Mayor Oscar B. Goodman
66. Bill No. 2006-60 – Updates sign standards and related approval processes for the Downtown Casino and Downtown Entertainment Overlay Districts. Sponsored by: Mayor Oscar B. Goodman

67. Bill No. 2006-61 – Requires the applicant for a General Plan Amendment to conduct a neighborhood meeting. Sponsored by: Councilman Gary Reese
68. Bill No. 2006-62 – Updates Title 11 of the Municipal Code, relating to the regulation of traffic and parking. Sponsored by: Councilman Steven D. Ross

**NEW BILLS - DISCUSSION**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.**

69. Bill No. 2006-65 – Updates the description of the City ward boundaries to reflect changes in precinct numbers or descriptions made by the Clark County Election Department, as a result of annexations or otherwise. Proposed by: Barbara Jo Ronemus, City Clerk

**1:00 P.M. - AFTERNOON SESSION**

**BUSINESS ITEMS - AFTERNOON**

70. Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

**HEARINGS - DISCUSSION**

71. Public hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 2700 Brienza Way. PROPERTY OWNER: SCOTT GRIFFITHS - Ward 2 (Wolfson)
72. Public hearing to consider the report of expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 3705 San Joaquin Avenue. PROPERTY OWNERS: WALTER & SHIRLEY MERKEL - Ward 1 (Tarkanian)
73. Public hearing to consider the report of expenses to recover costs for abatement of dangerous building (repairs/public nuisance) located at 4401 Cory Place. PROPERTY OWNERS: WILLIAM G. & SUSAN A. CASTEEL - Ward 1 (Tarkanian)

**PLANNING & DEVELOPMENT**

**THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION.**

**PLANNING & DEVELOPMENT - CONSENT**

**PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED "FOR APPROVAL". ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.**

74. EOT-17431 - APPLICANT/OWNER: SAMER NAKHLE - Request for an Extension of Time of an approved Special Use Permit (SUP-4511) THAT ALLOWED A PRIVATE STREET adjacent to the southeast corner of Belcastro Street and Holmby Avenue (APN 163-03-501-032), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL
75. EOT-17487 - APPLICANT: CITY OF LAS VEGAS - OWNER: BUREAU OF LAND MANAGEMENT - Request for an Extension of Time of an approved Site Development Plan Review (SDR-4823) THAT ALLOWED A CITY PARK on 13.0 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone, Ward 4 (Brown). Staff recommends APPROVAL

**PLANNING & DEVELOPMENT - DISCUSSION**

76. SDR-16267 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEWLAND COMMUNITIES - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT WITH 17 DEVELOPMENT PARCELS on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue (APN 139-34-110-002 and 003), PD (Planned Development) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
77. DIR-15183 - WATER FEATURE EXEMPTION - APPLICANT/OWNER: HIGH VALLEY 1, LLC. - Request TO ALLOW THE OPERATION OF AN 88 SQUARE FOOT WATER FEATURE at an existing office development on 1.95 acres at 2760 and 2764 Lake Sahara Drive (APN 163-08-601-002), Ward 2 (Wolfson). Staff recommends APPROVAL
78. SUP-16488 - PUBLIC HEARING - APPLICANT: MARCUS SGRIZI - OWNER: BOCA FASHION VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 608 Rampart Boulevard, Suite #4 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson). Planning Commission (7-0 vote) and staff recommend APPROVAL
79. SUP-16515 - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #210 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE: To be heard in conjunction with Morning Session Item 55. Planning Commission (7-0 vote) and staff recommend APPROVAL
80. SUP-16518 - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #220 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese). NOTE To be heard in conjunction with Morning Session Item 54. The Planning Commission (7-0 vote) and staff recommend APPROVAL
81. SDR-16542 - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN - Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL
82. GPA-14304 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
83. ZON-14308 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
84. SDR-14306 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross). NOTE: THIS APPLICATION IS NOW 36 UNITS. Staff recommends DENIAL. The

Planning Commission (4-3 vote) recommends APPROVAL

85. ZON-13896 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
86. VAR-13900 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
87. SUP-13902 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) recommends DENIAL. Staff recommends APPROVAL
88. SUP-13903 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274-FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL
89. SDR-13904 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) and staff recommend APPROVAL
90. ZON-14344 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
91. VAR-15323 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 35 FEET WHERE A 63-FOOT SETBACK IS THE MINIMUM REQUIRED IN THE SIDE YARD on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly). The Plannig Commission (7-0 vote) and staff recommend DENIAL
92. SDR-14353 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 16-UNIT TOWNHOUSE COMPLEX AND WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.51 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence

- Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
93. ZON-15031 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.80 acres approximately 300 feet north of Meade Avenue, 980 feet west of Rancho Drive (APN 162-08-201-005), Ward 1 (Tarkanian). The Planning Commission (4-2 vote) and staff recommend APPROVAL
94. SDR-15030 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
95. ZON-15371 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL
96. VAR-15373 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025). Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
97. SDR-15375 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SCA DESIGN - OWNER: HILLBILLY ACRES, LLC, ET AL. - Request for a Site Development Plan review and a waiver of Perimeter Landscape Buffer Requirements FOR A 40 UNIT APARTMENT COMPLEX on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential), Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL
98. VAR-16165 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Request for a Variance TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard (APN 139-31-310-133), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL
99. SUP-13362 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP - Appeal filed by the applicant on a denial by the Planning Commission of a request for a Special Use Permit FOR A 75 FOOT TALL, 20 FOOT X 24 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 1112 South Martin L. King Boulevard (APN 162-04-501-005), C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) recommends DENIAL. Staff recommends APPROVAL
100. SUP-14687 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C. - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.55 acres at 6391 West Lake Mead Boulevard (APN 138-23-720-005), C-1 (Limited Commercial), Ward 6 (Ross). NOTE: As of August 6, 2006 this item is located in Ward 5

- (Weekly). NOTE: To be heard in conjunction with Morning Session Item 57. The Planning Commission (7-0 vote) and staff recommend APPROVAL
101. SUP-15347 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY - OWNER: PLAZA LOS ARCOS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM OTHER FINANCIAL INSTITUTIONS, SPECIFIED at 7591 Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). NOTE: The correct applicant is Jim Marchesi/Check City and the correct owner is Buffalo Washington III. Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL
  102. SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
  103. RQR-13989 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC. - Required Two-Year Review of an approved Special Use Permit (U-0238-91) WHICH ALLOWED A 50-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL
  104. GPA-15231 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL
  105. ZON-15233 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL
  106. SDR-15235 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend DENIAL
  107. GPA-16502 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request to Amend a portion of the Centennial Hills Sector Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
  108. ZON-16504 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive

(APN 138-02-102-007 and 009), Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

109. SDR-16503 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
110. GPA-17129 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
111. ZON-16632 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
112. SDR-15034 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT ADDITION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-1 (Limited Commercial) Zone and C-2 (General Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
113. MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL
114. SUP-16246 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend DENIAL
115. SDR-12922 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIMUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly). NOTE: This application has been amended from 24 Residential Condominium Units to 30 Residential Condominium Units and from 13,465 square feet of Medical Office space to 9,350 square feet of Medical Office space. The Planning Commission (7-0 vote) and staff recommend DENIAL
116. SUP-16483 - PUBLIC HEARING - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC - This is an appeal of the denial by the Planning Commission of a

request for a Special Use Permit FOR A PAWN SHOP AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM SIX SIMILAR USES at 1940 North Decatur Boulevard (APN 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 vote) and staff recommend DENIAL

117. RQR-17296 - PUBLIC HEARING - APPLICANT/OWNER: WAL-MART REAL ESTATE BUSINESS TRUST - Required Six Month Review of an approved Site Development Plan Review [Z-0108-88(15)] THAT ALLOWED DELIVERY HOURS BETWEEN 7:00 A.M. AND 8:00 P.M. MONDAY THROUGH SATURDAY WITH NO SUNDAY DELIVERIES in conjunction with a 39,910 square foot retail development at 5850 West Craig Road (APN 138-01-219-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL

**SET DATE**

118. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENTIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

**CITIZENS PARTICIPATION**

119. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

\*\*\*\*\*

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
 Bulletin Board, City Hall Plaza, (next door to Metro Records)  
 Las Vegas Library, 833 Las Vegas Boulevard North  
 Clark County Government Center, 500 S. Grand Central Parkway  
 Grant Sawyer Building, 555 E. Washington Avenue

**Exhibit "B"**

**(Attach Affidavit of Publication of Notice of Public Hearing)**

**Exhibit "C"**

**(Attach minutes of public hearing on December 20, 2006)**

AFFP DISTRICT COURT  
Clark County, Nevada

RECEIVED  
CITY CLERK

AFFIDAVIT OF PUBLICATION

2007 JAN 10 A 10:42

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK

2296311LV

1094526

was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 3 edition(s) of said newspaper issued from 12/04/2006 to 12/18/2006, on the following days:

12/04/2006  
12/11/2006  
12/18/2006

Signed: \_\_\_\_\_

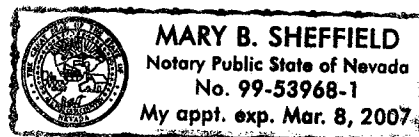
*Donna Stark*

SUBSCRIBED AND SWORN BEFORE ME THIS, THE 26

day of December, 2006

\_\_\_\_\_  
Notary Public

*Mary B. Sheffield*



**ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1493 – HUALAPAI WAY/ALEXANDER ROAD (CHEYENNE AVENUE TO CIMARRON ROAD).**

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2006-2 for City of Las Vegas, Nevada, Special Improvement District No. 1493 – Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (hereinafter the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas; together with the City Engineer, has been filed on November 15, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1493 Creation Ordinance heretofore adopted (hereinafter the "Creation Ordinance"). The boundaries of the District, which include the location of the Project and the lots, tracts and parcels of land to be assessed, shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements (as described below) or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements. The streets to be improved by the improvements are:

**HUALAPAI WAY (BOTH SIDES)** - from the centerline of Cheyenne Avenue north along Hualapai Way approximately 5,280 feet to Alexander Road (100-foot right-of-way)

**ALEXANDER ROAD (SOUTH SIDE)** - from the western right-of-way of Hualapai Way west along Alexander Road approximately 982 feet (80-foot right-of-way)

**ALEXANDER ROAD (BOTH SIDES)** - from the Hualapai Way curve east along Alexander Road approximately 13,140 feet to Cimarron Road (100-foot right-of-way)

**CAMPBELL ROAD (WEST SIDE)** - from the southern right-of-way of Alexander Road south approximately 294 feet (60-foot right-of-way).

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases) provided, however, that an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly-shaped lots or tracts of lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The assessments will be levied on a front foot basis, provided those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the streets or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide pavement section, curb, gutter, sidewalks, driveway approaches and streetlights, where not already existing. Property owners who have been conditioned, by initiation of development plans, by City Council to install half-street improvements have been assessed for a half-street pavement section. The owners of property who elect to have water or sewer installed will be assessed on a per service or unit lot method for the installation of sewer laterals or water laterals. **THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.**

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the improvements in the Project.

The City Council previously held a hearing to consider all complaints, protests, and objections to said final assessment roll on May 3, 2006. However, the publication of the hearing on May 3, 2006, did not comply with the requirements of NRS Chapter 271. Accordingly, the City Council has determined to hold a new hearing on said final assessment roll.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the improvements in the District. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, December 20, 2006, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, December 15, 2006, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

1. He is entitled to be represented by counsel at the hearing;
2. Any evidence he desires to present on these issues must be presented at the hearing; and
3. Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

If a property owner has already prepaid his or her assessments, he or she can apply for a refund of their prepayments. If a property owner does not apply for a refund of prepayments, the prepayments shall be applied to such property owner's assessments for the Project. Property owners who paid their first assessment installment on October 1, 2006 may apply for a refund of such payments. If a property owner does not apply for such refund, such payment shall be applied to the first assessment installment on April 1, 2007. Requests for refunds of prepayments or October 1, 2006 assessment installments should be directed to Mike Thompson, City Hall, 400 Stewart Ave., Las Vegas NV 89101, Las Vegas, Nevada, (702) 229-2136.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in twenty (20) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. After the adoption of the assessment ordinance and before assessment bonds are issued (or if bonds are not issued) the City shall provide the maximum rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold, such rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds", which is most recently published before the time bids for such bonds are received, or at a time a negotiated offer for the sale of such bonds is accepted. Penalties, at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than December 15, 2006, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred. Dated this 15<sup>th</sup> day of November, 2006.

STATE OF NEVADA )  
 ) ss.  
CITY OF LAS VEGAS )

AFFIDAVIT OF MAILING  
NOTICE OF HEARING

Beverly K. Bridges, Acting City Clerk does hereby swear, upon oath according to law:

1. I am and at all times hereinafter mentioned was the duly qualified and sworn Acting City Clerk of the City of Las Vegas, Nevada.


2. I mailed or caused to be mailed a notice entitled "NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1493 – HUALAPAI WAY/ALEXANDER ROAD (CHEYENNE AVENUE TO CIMARRON ROAD)" by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on November 30, 2006, being at least twenty (20) days prior to the hearing, on December 20, 2006, to the last known address of each last known owner of land within the District whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the records of the County Assessor of Clark County, Nevada, and from such other sources as I, the City of Las Vegas and Public Works Department, deemed to be reliable.

3. A list of said owners and their addresses is hereto attached, marked Exhibit A and made a part hereof, all addresses therein being situate within the City of Las Vegas, Nevada, unless otherwise indicated, such names and addresses being the same as those shown on the "Tabulation of Parcels" or "Final Assessment Roll."

4. There is attached hereto, marked Exhibit B and made a part hereof, a full, true and correct copy of the notice as mailed as herein described.

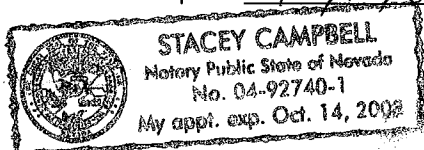
5. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

Further Affiant sayeth naught.

  
BEVERLY K. BRIDGES, CMC Acting City Clerk

SUBSCRIBED and SWORN to before me in the City of Las Vegas, Nevada, this 22<sup>nd</sup> day of March, 2007.

My commission expires 10/14/08.



(NOTARIAL STAMP)

  
Notary Public

**EXHIBIT "A"**

**(Attach List of Property Owners with Their Addresses)**

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

Page 2  
 11/15/2006

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
137-12-819-001	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 1 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	157,500.00	2,200.00	1,713.87
137-12-819-002	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 2 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-003	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 3 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-004	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 4 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-005	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 5 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	165,000.00	2,200.00	1,713.87
137-12-819-006	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 6 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-007	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 7 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
137-12-819-008	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 8 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-009	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 9 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-010	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 10 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-011	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 11 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-012	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 12 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-013	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 13 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-014	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 14 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
137-12-819-015	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 15 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-016	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 16 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-017	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 17 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.87
137-12-819-018	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 18 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-019	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 19 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-020	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 20 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-021	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 21 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
137-12-819-022	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 22 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-023	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 23 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-024	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 24 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	150,000.00	2,200.00	1,713.86
137-12-819-025	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 25 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	157,500.00	2,200.00	1,713.86
137-12-819-026	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 26 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	162,000.00	2,200.00	1,713.86
137-12-819-027	HUALAPAI CHEYENNE PLAT BOOK 130 PAGE 48 LOT 27 BLOCK 1	RICHMOND AMERICAN HOMES NV INC 9970 W CHEYENNE AVE #100 LAS VEGAS NV 89129-7710	165,000.00	2,200.00	1,713.86

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-04-404-030	DOC: 20030625:03620 DATE: 06/25/03	TOUSA HOMES INC	655,920.00	177,400.00	0
138-04-404-031	PT SE4 SW4 SEC 04 20 60	%ENGLE HOMES			
138-04-404-032		7872 W SAHARA			
138-04-404-033		LAS VEGAS NV 89117-1944			
138-04-404-034					
138-06-801-002	DOC: 20060426:00843 DATE: 4/26/06 PT SW4 SE4 SEC 6 20 60	SCHOOL BOARD OF TRUSTEES 4212 EUCALYPTUS ANNEX LAS VEGAS NV 89121-5207	450,100.00	55,100.00	43,835.31
138-06-802-004	DOC: 20060426:00843 DATE: 4/26/06 LAND DIVISION 114-79 LOT 2 1099:1058180	SCHOOL BOARD OF TRUSTEES 4212 EUCALYPTUS ANNEX LAS VEGAS NV 89121-5207	244,000.00	51,000.00	40,288.30
138-07-103-005 (Formerly Part of 138-07-103-001) and 137-12-501-021 (Formerly Part of 137-12-501-009)	DOC: 20040630:03597 DATE: 06/30/04 CAMBRIA CONDO AMD PLAT BOOK 125 PAGE 76	WARMINGTON, CAMBRIA ASSOC LP 3090 PULLMAN ST COSTA MESA CA 92626-5901	2,219,000.00	321,900.00	239,895.46
138-07-201-001	DOC: 20041104:05299 DATE: 11/04/04 PT GOV LOT 16	LONE, MOUNTAIN VILLAS LLC %OMEGA DEV 4175 CAMERON DR #A LAS VEGAS NV 89103-3772	300,330.00	39,600.00	24,244.00

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-07-201-002	DOC: 20041104:05299 DATE: 11/04/04 PT GOV LOT 16	LONE, MOUNTAIN VILLAS LLC %OMEGA DEV 4175 CAMERON DR #A LAS VEGAS NV 89103-3772	304,560.00	39,500.00	24,164.76
138-07-401-003 138-07-401-004	DOC: 20031105:00941 DATE: 11/05/03 PT SEC 07 20 60 GOV LOT 33 GOV LOT 34	LONE, MOUNTAIN PLAZA LLC %GREAT AMER HOMES 8687 W SAHARA #201 LAS VEGAS NV 89117-5869	3,649,890.00	114,500.00	0
138-08-115-001 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 1 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-002 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 2 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-005 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 5 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-006 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 6 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-007 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 7 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-008 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 8 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-011 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 11 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-012 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 12 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-013 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 13 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-014 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 14 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-019 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 19 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-020 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 20 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-021 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 21 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-022 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 22 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-023 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 23 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-024 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 24 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-025 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 25 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-026 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 26 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-027 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 27 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-028 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 28 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-029 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 29 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-030 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 30 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-031 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 31 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-032 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 32 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-033 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 33 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-034 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 34 BLOCK 1	MERKES STEVEN M & MARIA 9113 FUSION DR LAS VEGAS NV 89129-7085	235,000.00	4,000.00	3,595.46
138-08-115-035 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 35 BLOCK 1	MOLINA JESSE 620 KIRT RIGHT ST SAN DIEGO CA 92114-6725	235,000.00	4,000.00	3,595.46
138-08-115-036 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 36 BLOCK 1	MOLINA AMBER 7370 FULTON ST SAN DIEGO CA 92111-6120	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-037 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 37 BLOCK 1	MOLINA JESUS A 620 KIRTRIGHT ST SAN DIEGO CA 92114-6725	235,000.00	4,000.00	3,595.46
138-08-115-038 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 38 BLOCK 1	MOLINA JESUS A 620 KIRTRIGHT ST SAN DIEGO CA 92114-6725	235,000.00	4,000.00	3,595.46
138-08-115-039 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 39 BLOCK 1	LOVEJOY JOHN 9133 FUSION DR LAS VEGAS NV 89129-7086	235,000.00	4,000.00	3,595.45
138-08-115-040 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 40 BLOCK 1	LUTZ MELANIE D 3733 BOBWHITE TERR FREMONT CA 94555-1525	235,000.00	4,000.00	3,595.45
138-08-115-041 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 41 BLOCK 1	MOLINA JESUS A 620 KIRTRIGHT ST SAN DIEGO CA 92114-6725	235,000.00	4,000.00	3,595.45

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-115-042 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 42 BLOCK 1	KELLER ELIZABETH 3916 JAVANA CT LAS VEGAS NV 89129-7088	235,000.00	4,000.00	3,595.45
138-08-115-052 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 52 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-053 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 53 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-056 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 56 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-115-057 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION PLAT BOOK 119 PAGE 17 LOT 57 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-116-001 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 43 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-002 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 44 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-003 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 45 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-004 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 46 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-005 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 47 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45

City of Las Vegas  
 \*\*ASSESSMENT ROLL\*\*  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-116-006 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 48 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-007 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 49 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-008 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 50 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-009 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 51 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-010 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 54 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-116-011 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 55 BLOCK 1	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-012 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 3 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-013 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 4 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-014 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 9 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.45
138-08-116-015 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 10 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

City of Las Vegas  
**\*\*ASSESSMENT ROLL\*\***  
 Special Improvement District No. 1493  
 HUALAPAI/ALEXANDER FINAL COSTS

FINAL ROLL NO. 2006-2

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX. BENEFIT	ASSESSMENT TOTAL
138-08-116-016 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 15 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-017 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 16 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-018 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 17 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46
138-08-116-019 (Formerly Part of 138-08-101-001, thru 004)	DAY DAWN FUSION AMD PLAT BOOK 131 PAGE 65 LOT 18 BLOCK 2	WAGNER HOMES INC %P WAGNER IV 6985 W SAHARA #201 LAS VEGAS NV 89117-2822	235,000.00	4,000.00	3,595.46

\*\* REPORT TOTALS

\$623,643.30

**EXHIBIT "B"**

**(Attach Notice of Hearing as Mailed)**

NOTICE OF THE FILING OF FINAL ASSESSMENT ROLL, OF THE OPPORTUNITY TO FILE WRITTEN COMPLAINTS, PROTESTS, OR OBJECTIONS, AND OF THE ASSESSMENT HEARING, ALL CONCERNING THAT CERTAIN AREA TO BE ASSESSED FOR IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1493 – HUALAPAI WAY/ALEXANDER ROAD (CHEYENNE AVENUE TO CIMARRON ROAD).

NOTICE IS HEREBY GIVEN, that the Final Assessment Roll No. 2006-2 for City of Las Vegas, Nevada, Special Improvement District No. 1493 – Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (hereinafter the "District") in and for the City of Las Vegas in the County of Clark, State of Nevada, which has been made out by the City Council of City of Las Vegas, together with the City Engineer, has been filed on November 15, 2006, in the office of the City Clerk and since such date, the final assessment roll has been, and now is available for examination by any interested person during regular office hours, Monday through Friday 8:00 a.m. until 5:00 p.m. The boundaries of the District are described in the Special Improvement District No. 1493 Creation Ordinance heretofore adopted (hereinafter the "Creation Ordinance"). The boundaries of the District, which include the location of the Project and the lots, tracts and parcels of land to be assessed, shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements (as described below) or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements. The streets to be improved by the improvements are:

HUALAPAI WAY (BOTH SIDES) - from the centerline of Cheyenne Avenue north along Hualapai Way approximately 5,280 feet to Alexander Road (100-foot right-of-way)

ALEXANDER ROAD (SOUTH SIDE) – from the western right-of-way of Hualapai Way west along Alexander Road approximately 982 feet (80-foot right-of-way)

ALEXANDER ROAD (BOTH SIDES) – from the Hualapai Way curve east along Alexander Road approximately 13,140 feet to Cimarron Road (100-foot right-of-way)

CAMPBELL ROAD (WEST SIDE) – from the southern right-of-way of Alexander Road south approximately 294 feet (60-foot right-of-way).

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases) provided, however, that an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly-shaped lots or tracts of lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform.

The assessments will be levied on a front foot basis, provided those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the streets or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of an 8-foot wide pavement section, curb, gutter, sidewalks, driveway approaches and streetlights, where not already existing. Property owners who have been conditioned, by initiation of development plans, by City Council to install half-street improvements have been assessed for a half-street pavement section. The owners of property who elect to have water or sewer installed will be assessed on a per service or unit lot method for the installation of sewer laterals or water laterals. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

Such basis of assessments has been designated by the City Council in the Creation Ordinance heretofore adopted. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon each lot, tract or parcel of land or property in the District is stated in the final assessment roll. The City Council has determined that each of these tracts will receive special benefits (and corresponding market value increases) from the improvements in the Project.

The City Council previously held a hearing to consider all complaints, protests, and objections to said final assessment roll on May 3, 2006. However, the publication of the hearing on May

3, 2006, did not comply with the requirements of NRS Chapter 271. Accordingly, the City Council has determined to hold a new hearing on said final assessment roll.

The City Council will meet to hear and consider all complaints, protests, and objections to said final assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the improvements in the District. Any person interested and any parties aggrieved by such assessments may be heard on Wednesday, December 20, 2006, at 1:00 p. m. at the City of Las Vegas Council Chambers, 400 Stewart Avenue, in Las Vegas, Nevada. Any complaint, protest, or objection to the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount thereof levied on each lot, tract or parcel of land, shall be deemed waived unless filed in writing with the City Clerk, on or before Friday, December 15, 2006, i.e., at least three days prior to the date set for the assessment hearing.

At the time and place so designated for the hearing, the City Council shall hear and determine all complaints, protests, and objections to the regularity of the proceedings in making such assessments, the correctness of such assessments, the amount levied on any particular lot, tract or parcel of land to be assessed, the amount of the benefits and corresponding market value increases, which have been so made in writing or verbally. The City Council shall further have the power to adjourn such hearing from time to time, and by resolution shall have power, in its discretion, to revise, correct, confirm, or set aside any assessment and to order that such assessment may be made de novo. The owners of the property to be assessed are advised that this is the final chance to present any evidence as to the amount of the assessments (or other matters to be considered at the hearing) to the City Council. If a person objects to the final assessment roll or to the proposed assessments:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.395.

If a property owner has already prepaid his or her assessments, he or she can apply for a refund of their prepayments. If a property owner does not apply for a refund of prepayments, the prepayments shall be applied to such property owner's assessments for the Project. Property owners who paid their first assessment installment on October 1, 2006 may apply for a refund of such payments. If a property owner does not apply for such refund, such payment shall be applied to the first assessment installment on April 1, 2007. Requests for refunds of prepayments or October 1, 2006 assessment installments should be directed to Mike Thompson, City Hall, 400 Stewart Ave., Las Vegas NV 89101, Las Vegas, Nevada, (702) 229-2136.

Assessments shall be due and payable at the office of the City Treasurer without interest and without demand within 30 days after the ordinance levying the assessments becomes effective. All or any part of such assessments may also, at the election of the owner, be paid thereafter in twenty (20) substantially equal semi-annual installments of principal and interest until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the effective date of the assessment ordinance. After the adoption of the assessment ordinance and before assessment bonds are issued (or if bonds are not issued) the City shall by provide the maximum rate of interest on the unpaid and deferred installments of assessments. If assessment bonds are sold, such rate will not exceed by more than one percent (1%) the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than three percent (3%) the "Index of Twenty Bonds", which is most recently published before the time bids for such bonds are received, or at a time a negotiated offer for the sale of such bonds is accepted. Penalties, at the rate of two percent (2%) (or at any higher rate authorized by statute, or any lower rate, which may be zero percent, for such period as determined by the City Director of Finance and Business Services) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, shall be due for delinquencies. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole or any installment of the unpaid principal with interest accruing thereon to the next interest payment date and the payment of a penalty for such prepayment of up to three percent (3%) of the installment or installments of principal so prepaid. The City Council, in the ordinance levying the assessments, will establish a prepayment penalty or premium of up to three percent (3%) of the principal of deferred installments so prepaid.

Pursuant to NRS 271.357, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a hardship determination. A person whose application for a hardship determination has been approved by the City Council is entitled to have the principal amount of the assessment postponed, but is required to pay the interest on the unpaid balance of the assessment at the same rate and upon the same terms as established by the City Council for the assessments. A person desiring to apply for a hardship determination shall file an application no later than December 15, 2006, with the Clark County Department of Social Services (CCSS), 1600 Pinto Lane, Las Vegas, Nevada 89106. Please contact CCSS at (702) 455-8687 for a pre-qualification screening.

Pursuant to NRS 271.395, within 15 days immediately succeeding the effective date of the assessment ordinance to be adopted following the hearing, any person who has filed a complaint, protest, or objection in writing shall have the right to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination. Thereafter, all actions or suits attacking the regularity, validity, and correctness of the proceedings, of the final assessment roll, of each assessment contained therein, and of the amount of the assessment levied on each tract, including, without limiting the generality of the foregoing, the defense of confiscation, shall be perpetually barred.

Dated this 15<sup>th</sup> day of November, 2006.

  
BEVERLY K. BRIDGES, Chief Deputy City Clerk

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: DECEMBER 20, 2006**

**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: CHARLIE KAJKOWSKI**

Consent  Discussion

**SUBJECT:**

Public hearing on local improvement district for Special Improvement District No. 1493 - Hualapai Way/Alexander Road (Cheyenne Avenue to Cimarron Road) (\$623,643.30 - Capital Projects Fund/Special Assessments) - Ward 4 (Brown)

**Fiscal Impact**

No Impact

Augmentation Required

Budget Funds Available

**Dept./Division:** Public Works/SID

**Amount:** \$623,643.30

**Funding Source:** Capital Projects Fund/Special Assessments

**PURPOSE/BACKGROUND:**

Public hearing on the Final Assessment Roll for the installation of pavement, curb and gutter, sidewalks, driveway approaches, water laterals, sewer laterals, and streetlights along Hualapai Way and Alexander Road from Cheyenne Avenue to Cimarron Road.

**RECOMMENDATION:**

Public Hearing only, no action required.

**BACKUP DOCUMENTATION:**

Public hearing notice

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CHARLES KAJKOWSKI, Director of Public Works, confirmed the project was complete. He further stated that the item is to consider finalizing the roll and it is in order.

MAYOR GOODMAN declared the Public Hearing closed.

