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STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA LINFORD, being first duly sworn, deposes and says:

That she/he is a 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 of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of THREE insertions from the period of DECEMBER 22, 1997 to JANUARY 5, 1998, on the following days:

DECEMBER 22, 29, 1997

JANUARY 5, 1998

Signed: *Barbara Linford*

Subscribed and sworn to before me this 5 day of Jan, 19 97

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998



NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1469 (DOWAN ROAD)

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1469 (Dowan Road) (the District) and to all interested persons that:

The City Council of the City of Las Vegas (the "City Council" and the "City") (hereinafter referred to as the "City") of Las Vegas, Nevada, has previously ordered the preliminary description as follows: "A Water Street (collectively, "the Project") as more particularly described as follows: from the intersection of Dowan Road (east along Dowan Road to the centerline of Dowan Road, west along Dowan Road (BOTH SIDES) from the centerline of Dowan Road, east along Dowan Road to the centerline of Dowan Road, north along Dowan Road (right-of-way) from a point approximately 400 feet south of the southerly right-of-way line of Dowan Road, westerly along Thon Boulevard to the centerline of Dowan Road, (60' right-of-way) Thon Road (WEST SIDE) from the centerline of Dowan Road, southerly along Thon Road a distance of approximately 792 feet, (125' right-of-way);

and from the preliminary plat and specifications on file in the office of the City Clerk of the City of Las Vegas (the "City Clerk") the streets of said Project shall be described more particularly as follows: The improvements of Dowan Road shall be the grading, repaving, grooving, and curbing (including an increase in the width of the road, width, a left turn lane with raised medians at the intersection of future proposed intersections, "T" type curb and gutter, sidewalks, residential driveway approaches, commercial driveway approaches, sidewalks, and water laterals. The improvements on Thon Road will consist of "T" type curb and gutter, sidewalks, commercial driveway approaches, and sidewalks. The improvements on Thon Boulevard will consist of the grading, repaving, grooving, and curbing, paving as necessary for approximately 46 feet of road width, "T" type curb and gutter, sidewalks, and water laterals. On Thon Boulevard where water laterals have not been installed at intersections with Dowan Road, the water laterals will be installed as requested by the property owner. On Thon Boulevard where water laterals have not been installed from the existing or proposed main lines to each property, 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. The preliminary estimated total cost of the Project are the amount to be assessed for the labor, material, and other expenses for the Project as follows:

Item	Amount	Other Sources
1. Labor	\$ 500,465.00	
2. Material	\$ 558,173.00	
3. Other Expenses	\$ 3,948,112.00	

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District (as shown by the estimated benefits) proportion to the special benefits derived (as shown by the estimated benefits) produced therefrom, and no equitable apportionment will be made for assessments to be levied against water, gas, or other irregularly-leased lots or lands, if any, and for any lot, tract or parcel not possibly benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be conferred upon, each parcel or parcel of property in the District is stated in the assessment plat and addendum thereto (hereinafter the "Preliminary Assessment Plat"). In cases of water, gas, or any other irregularly-leased tracts, the maximum amount of benefits to be proportion to the special benefits thereby derived therefrom shall be proportion to the special benefits thereby derived therefrom based on the estimated or projected value of the tract which status or from a street being improved, and the assessment on such tract shall be based on the value of the tract as if it had not abutting the old-deck are to be assessed the same as if it had not abutting the old-deck. The commercial driveway approaches will be levied on a per service or unit basis. All the property owners of parcels within the District abutting Dowan Road, Thon Road, and Thon Boulevard will be assessed for the cost of a pavement section, curb and gutter, sidewalks, commercial driveway approaches, sidewalks, and water laterals, where not already existing. The boundaries of the District shall be the center of each parcel or parcel fronting a street to be improved by the improvements or fronting a street, alley, road, or lane to be improved by the improvements.

All persons interested in the preliminary assessment plat, specifications (showing a typical section of the contemplated improvement) and the assessment plat including the preliminary assessment (of a preliminary estimate of the total cost), a description of the lots, tracts and parcels of land to be assessed and the portion of the cost to be assessed there against, and the amount of maximum benefits estimated to be conferred on each parcel or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises, are on file in the office of the City Clerk, 400 E. Stewart Avenue, Las Vegas, Nevada 89101 and can be examined and copied there by any property owner, or other interested person, during regular business hours.

It is stipulated that there will be no change in the amount of taxes levied on the acquisition of the Project (such grade or other special benefits) and that the same shall be shown on the preliminary plans and specifications. All persons interested in the Project are referred to the preliminary plans and specifications which relate to the details of the Project.

On Monday, January 12, 1988, at 2:00 p.m., at the City Council Chambers, 400 E. Stewart Avenue, Las Vegas, Nevada, the City Council will consider the hearing of the Project and will hear all comments, protests and objections that may be made in writing and that are received, provided, or made verbally at the hearing, concerning the Project. Any person who desires to be assessed for any portion thereof, the owners of the property to be assessed, or any person interested therein, may appear before the City Council and be heard by the City Council on the Project. Any person who objects to improving such Project, as to the estimated cost thereof, as to the method of determining such Project, as to the estimated cost thereof, as to the method of determining such Project, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for such tract in the District.

The City Council invites any property owner or interested person wishing to make protest or object may make such protest or objection in writing at the office of the City Clerk, 400 E. Stewart Avenue, Las Vegas, Nevada, on or before January 11, 1988, at 5:00 p.m. and all protests or objections received at the office of the City Clerk, 400 E. Stewart Avenue, Las Vegas, Nevada, on or before January 11, 1988, at 5:00 p.m. will be considered by the City Council. Any person who wishes to appear before the City Council to present testimony, protest or objection, present their views to the City Council, or present a protest, protest or objection, present their views to the City Council, or present a protest, protest or objection as hereinabove provided shall have the right to appear before the City Council on or before January 11, 1988, at 5:00 p.m. and to be heard by the City Council. Any person who wishes to appear before the City Council to present testimony, protest or objection, present their views to the City Council, or present a protest, protest or objection as hereinabove provided shall have the right to appear before the City Council on or before January 11, 1988, at 5:00 p.m. and to be heard by the City Council. Any person who wishes to appear before the City Council to present testimony, protest or objection, present their views to the City Council, or present a protest, protest or objection as hereinabove provided shall have the right to appear before the City Council on or before January 11, 1988, at 5:00 p.m. and to be heard by the City Council. Any person who wishes to appear before the City Council to present testimony, protest or objection, present their views to the City Council, or present a protest, protest or objection as hereinabove provided shall have the right to appear before the City Council on or before January 11, 1988, at 5:00 p.m. and to be heard by the City Council.

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A PROPERTY OWNER'S ONLY CHANCE TO PRESENT HIS OBJECTION TO HIS SPECIAL ASSESSMENT IS AT THE PUBLIC HEARING. HIS OBJECTION WILL BE AT THE PUBLIC HEARING AND NOT AT THE DISTRICT HEARING. A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District using the procedure outlined in this notice. If his/her objection of the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice, or if a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

(1) They are entitled to be represented by counsel at the hearing.

(2) Any person who may present evidence at the hearing must do so in accordance with the rules of evidence.

(3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

The City Council has determined that one-half or more of the total cost of the improvements in the District shall be paid with moneys derived from other than the levy of special assessments and accordingly may take advantage of the exception stated in paragraph (e) of subsection (2) of NRS 271.306; and

The City Council has determined that not more than 2,640 feet remain unimproved in any street between street improvements already made to a street upon which the City Council has authorized the levy of special assessments pursuant to subsection (b) of subsection (2) of NRS 271.306.

At any such hearing, the City Council shall determine the advisability of undertaking each part of the Project and if it determines to proceed, shall determine the land and character of such improvements to be made, and shall authorize its engineering for bids for the doing of such work and the furnishing of all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property in the District. The City Council shall determine the manner in which the assessments shall be levied. The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) substantially equal, semi-annual, installments of principal. The City Council shall also provide the time and terms of payment of such assessments, and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also provide the rate of interest on unpaid installments of assessments which will not exceed the maximum rate of interest permitted under the statutes of the State, and if assessment bonds are issued, such rate will not exceed more than five percent (5%) of the higher of the rate of interest on the bonds or the rate of interest on the assessments. The City Council shall also provide that the City Council may, at its discretion, issue bonds to pay the assessments. The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) substantially equal, semi-annual, installments of principal. The City Council shall also provide the time and terms of payment of such assessments, and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also provide the rate of interest on unpaid installments of assessments which will not exceed the maximum rate of interest permitted under the statutes of the State, and if assessment bonds are issued, such rate will not exceed more than five percent (5%) of the higher of the rate of interest on the bonds or the rate of interest on the assessments. The City Council shall also provide that the City Council may, at its discretion, issue bonds to pay the assessments. The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in twenty (20) substantially equal, semi-annual, installments of principal. The City Council shall also provide the time and terms of payment of such assessments, and shall fix penalties (at a rate not exceeding two percent (2%) per month) to be collected upon delinquent payments. The City Council shall also provide the rate of interest on unpaid installments of assessments which will not exceed the maximum rate of interest permitted under the statutes of the State, and if assessment bonds are issued, such rate will not exceed more than five percent (5%) of the higher of the rate of interest on the bonds or the rate of interest on the assessments. The City Council shall also provide that the City Council may, at its discretion, issue bonds to pay the assessments.

By order of the City Council of Las Vegas, Nevada, and dated this 6th day of December, 1997.

Attest: _____
City Clerk

PUB: Dec 22 29 1997 4015 1998
Las Vegas Review-Journal

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