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NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS THEREON, PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 406

NOTICE IS HEREBY GIVEN TO THE OWNERS, COMPANY, OR EACH lot or parcel of property within the proposed Las Vegas, Nevada, Special Improvement District No. 406, each owner of each mobile home park that is located on any of such lots or parcels and to all other interested persons that: The City Council of the City of Las Vegas, Nevada, has provisionally ordered that, as a part of a special project that will include the installation of two travel lanes, plus additional pavement sections 7 or 8 feet wide on either side of the travel lanes; a raised median island or a two-way center; left turn lane, or a combination thereof; traffic control devices; curbs and gutters; sidewalks; streetlights; sanitary sewer laterals; potable water laterals; driveway approaches; and drainage facilities (the "Project"), certain improvements be installed along certain streets within those certain areas of said City that are hereinafter more specifically described as follows:

ASSESSMENT UNIT NO. I (Street Paving) The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. I shall consist of the installation of pavement sections 7 or 8 feet in width along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the centerline of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters) The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. II shall consist of the installation of standard "I" type curbs and gutters along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks) The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. III shall consist of the installation of standard concrete sidewalks 5 or 6 feet in width along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting) The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. IV shall consist of the installation of streetlights and any and all appurtenances along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

SEE ATTACHED

STATE OF NEVADA) COUNTY OF CLARK) SS:

CHRISTY A. FERGUSON, 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 APRIL 9, 1991 to APRIL 23, 1991, on the following days:

APRIL 9, 16, 23, 1991

Signed: Christy A. Ferguson

Subscribed and sworn to before me this 23rd day of April, 1991

Maria C. Herrera Notary Public

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ASSESSMENT UNIT NO. V (Sanitary Sewer Laterals)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. V shall consist of sanitary sewer laterals extending between the existing sanitary sewer collection main and the front property lines of such properties, as the same are required by the City in accordance with the guidelines that are hereinafter set forth or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VI shall consist of potable water laterals extending between the existing water distribution main and the front property lines of such properties, as the same are required by the City in accordance with the guidelines that are hereinafter set forth or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VII shall consist of the installation of standard residential driveway approaches along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerline of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VIII shall consist of the installation of standard commercial driveway approaches along both sides of Cheyenne Avenue (100 feet wide) and portions thereof, within said City, from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

The street paving shall consist of 1 1/2 inches of open grade wearing course over 5 to 6 inches of plantmix bituminous surface, 6 to 9 inches of Type II aggregate base and 0 to 18 inches of Type I aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

The curbs and gutters shall consist of 4 inches of standard Portland cement Type over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

The sidewalks shall consist of 4 inches of standard Portland cement over 5 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

The street lighting systems shall consist of 250 watt High Pressure Sodium Vapor luminaires, steel lighting standards on concrete bases and underground circuits; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

The sanitary sewer laterals shall be 6-inch or 8-inch, as the same are required by the City or are otherwise requested by the owners of the respective lots or parcels of property, polyvinyl chloride sewer laterals from the sanitary sewer collection main to the front property line; together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

If the owner of any lot or parcel of property within the assessment unit fails to designate the size, number and location of the sanitary sewer laterals that such owner desires to have installed to serve such lot or parcel, the City shall cause a sewer lateral to be installed to serve such lot or parcel, the size, number and location of such lateral or laterals shall be determined by the City in the following manner:

A. If the frontage of the lot or parcel in question exceeds 330 feet, one additional 8-inch lateral shall be installed at the lowest point of such lot or parcel that is at least 330 feet distant from the first lateral.

ASSESSMENT UNIT NO. VI (Potable Water Laterals)

The potable water laterals shall be 6-inch or 8-inch, as the same are required by the City or are otherwise requested by the owners of the respective lots or parcels of property, asbestos cement potable water laterals from the water distribution main to the front property lines; together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

If the owner of any lot or parcel of property within the assessment unit fails to designate the size, number and location of the potable water laterals that such owner desires to have installed to serve such lot or parcel, the City shall cause a water lateral to be installed to serve such lot or parcel, the size, number and location of such lateral or laterals shall be determined by the City in the following manner:

A. If the frontage of the lot or parcel in question exceeds 330 feet and an additional lateral cannot be installed to serve such lot or parcel from a water distribution main that has been installed in a side street; and

B. If the frontage of the lot or parcel in question exceeds 330 feet and an additional lateral cannot be installed to serve such lot or parcel from a water distribution main that has been installed in a side street, one 8-inch lateral shall be installed at the lower side of such lot or parcel and an additional 8-inch lateral shall be installed at the lowest point of such lot or parcel that is at least 330 feet distant from the first lateral.

In no event, however, shall a water distribution lateral be installed in the same trench in which a sanitary sewer lateral is installed.

The residential driveway approaches shall consist of 6 inches of standard Portland cement over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

The commercial driveway approaches shall consist of 6 inches of standard Portland cement that is reinforced with #4 rebar over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plans, diagrams and plans of the work and of the locality that is to be improved as filed with said City Clerk.

All of the plans, diagrams and plans on file in the Office of the City Clerk with respect to said described assessment units are deemed by the City Engineer of said City and by said City to be essential to the construction of said improvements.

It is anticipated that of the \$4,044,257.00 that is the total estimated cost of the Project, an estimated \$346,187.00 shall be apportioned among the several assessment units of said proposed Special Improvement District and shall be assessed against the assessable properties in the following manner:

Assessment Unit No.	Estimated Costs	Estimated Amount of Maximum Benefits
I	\$96,791.00	\$ 116,149.00
II	29,041.00	116,149.00
III	19,829.00	70,825.00
IV	119,989.00	143,987.00
V	15,275.00	18,330.00
VI	18,185.00	21,825.00
VII	0.00	0.00
VIII	7,885.00	9,452.00
Total	\$ 346,187.00	Total Benefits 415,424.00
Other Improvements	\$3,698,070.00	
Total Project	\$4,044,257.00	

The actual costs of constructing and installing the improvement in any individual assessment unit may exceed the estimated cost for such improvement, or the estimated amount of the maximum benefits to be derived therefrom, or both. In such event, the assessment unit shall be assessed against the improvement that is levied against any lot or parcel of property for all of the assessment units exceed the aggregate amount of the estimates of the maximum benefits to such lot or parcel by virtue of the construction and installation of the improvements in all of the assessment units.

The amounts to be assessed shall be made upon all lots and parcels of property benefited, proportionately to the benefits received and shall be assessed against the property abutting said improvements on the following basis:

ASSESSMENT UNIT NO. I (Street Paving) Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts the improvement bears to the frontage of all of the assessable properties that abut the improvement; however, that, if any such lot or parcel is divided after the date of the hearing as to the property and advisability of making such improvements prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such sublots or subparcels shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abuts the improvement bears to the number of lineal feet of all of the assessable properties that abut the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the property and advisability of making such improvements prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. II (Curbs and Gutters) Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abuts the improvement bears to the number of lineal feet of all of the assessable properties that abut the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the property and advisability of making such improvements prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. III (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abuts the improvement bears to the number of lineal feet of all of the assessable properties that abut the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the property and advisability of making such improvements prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IV (Street Lighting) Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts the street along which the improvement is being installed bears to the frontage of all of the assessable properties that abut the street along which the improvement is being installed; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the property and advisability of making such improvements prior to the date on which the assessments are levied by ordinance, pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. V (Sanitary Sewer Laterals) Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the number of 6-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 6-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit; and on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 8-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire lot or parcel in the proportion that the number of 8-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 8-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VI (Potable Water Laterals) Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch water laterals in the proportion that the number of 6-inch water laterals that are installed to serve such lot or parcel bears to the total number of 6-inch water laterals that are installed to serve all of the assessable properties in the assessment unit; and on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 8-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch water laterals in the proportion that the number of 8-inch water laterals that are installed to serve such lot or parcel bears to the total number of 8-inch water laterals that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VII (Residential Driveway Approaches) Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number and length of the driveway approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VIII (Commercial Driveway Approaches) Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number and length of the driveway approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

In each assessment unit, an equitable adjustment will be made for any assessment levied against any irregular lot or parcel, so that the assessments levied according to benefits are equal and uniform. The portion of the costs to be assessed against, and the maximum amount of benefits estimated to be derived from the proposed improvements by, each lot or parcel of property shall be as stated in the aforesaid assessment plans. Regardless of the basis used for apportioning the assessments in the case of a wedge, "v" or other irregularly shaped lot or parcel, the amount apportioned thereto shall be in proportion to the special benefits derived thereby. The areas to be assessed within the respective assessment units which said City Council proposes to so have improved are as follows:

ASSESSMENT UNIT NO. I (Street Paving) Each lot or parcel of real property lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, M.D.M., which abuts Cheyenne Avenue (100 feet wide) and portions thereof, along both sides thereof, from the centerline of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. II (Curbs and Gutters) Each lot or parcel of real property lying and being situated in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, M.D.M., which abuts Cheyenne Avenue (100 feet wide) and portions thereof, along both sides thereof, from the centerline of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. III (Sidewalks)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. IV (Street Lighting)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. V (Sanitary Sewer Lateral)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. VI (Potable Water Lateral)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. VII (Residential Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

ASSESSMENT UNIT NO. VIII (Commercial Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 10, Section 11, Section 12, Section 13, Section 14 or Section 15, Township 20 South, Range 60 East, N.D.M., which abuts Cheyenne Avenue (100 feet wide) or portions thereof, along both sides thereof from the west right-of-way line of Rancho Drive (125 feet wide) westerly to a point that is approximately 719 feet east of the point of intersection of the centerlines of said Cheyenne Avenue and Rainbow Boulevard (80 feet wide).

The proposed improvements will result in no substantial change in the existing street elevations or grades. All interested parties are advised that the plans, plats, typical sections, preliminary estimates of the total cost, the description of the property to be assessed, the portion of the cost to be assessed thereagainst and the maximum amount of the cost to be derived by each lot or parcel of property with respect to the respective assessment units are on file in the Office of said City Clerk and may be inspected by any property owner or other interested person during regular office hours.

On Wednesday, the 1st day of May, 1991, at 2:00 o'clock p.m., Rooms 201 and 202 of the Cashman Field Center, 850 Las Vegas Boulevard North, Las Vegas, Nevada, or at any time prior to said date and time, at the office of said City Clerk on the 10th floor of the Las Vegas City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada 89101, the owner or owners of any of the lots or parcels of property to be assessed, any other person interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before said City Council at said time and place and be heard as to the propriety and advisability of making such improvements, as to the costs thereof, as to the proposed method of the payment thereof, and as to the amount thereof to be assessed against, and the amount of the maximum benefits estimated to be derived from such improvements by the respective lots and parcels of property to be so improved. Any person interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels who wishes to make any protest or objection must make such protest or objection in writing at the office of said City Clerk at least three days before the time set for such hearing. In this connection, a person should object to the formation of said Special Improvement District in the manner as aforesaid if his or her support therefor is based upon a statement or representation concerning said District which is not contained in the language of this notice. Any person who files a written protest or objection three days before the time of such hearing as aforesaid shall have the right, within thirty (30) days after said City Council has finally passed upon such protest or objection, to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred.

NOTE: A PERSON'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT (A) THE MAKING OF SUCH IMPROVEMENTS IS IMPROPER OR ILL ADVISED, (B) THE COSTS THEREOF ARE EXCESSIVE, (C) THE PROPOSED METHOD OF PAYMENT THEREFOR IS IMPROPER OR (D) THE AMOUNT OF THE ESTIMATED COSTS TO BE ASSESSED AGAINST THE LOT OR PARCEL OF PROPERTY THAT HE OR SHE OWNS OR IS OTHERWISE INTERESTED OR ON WHICH IS LOCATED A MOBILE HOME PARK OR WHICH HE OR SHE IS A TENANT, OR THE AMOUNT OF THE MAXIMUM BENEFITS ESTIMATED TO BE DERIVED BY SUCH LOT OR PARCEL FROM THE PROPOSED IMPROVEMENTS THEREFOR, OR BOTH, ARE EXCESSIVE WILL BE AT SUCH HEARING. NO SUCH PERSON WILL BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE IN SUPPORT OF HIS OR HER PROTEST OR OBJECTION IN ANY SUCH ACTION OR SUIT IN ANY COURT.

If the owners of more than one-half of the frontage that is to be assessed for the improvements that are to be installed in ASSESSMENT UNIT NO. I or ASSESSMENT UNIT NO. IV, or if more than one-half of the lineal footage that is to be assessed for the improvements that are to be installed in ASSESSMENT UNIT NO. II or ASSESSMENT UNIT NO. III, shall file written objections thereto, the particular improvement for that particular assessment unit shall not be installed; provided, however, that since one-half or more of the total cost of the entire Project will be paid for other than by the levy of special assessments, the City Council may pursuant to NRS 271B.305(1)(b)(1), order the installation of the street paving in ASSESSMENT UNIT NO. I, the installation of the curbs and gutters in ASSESSMENT UNIT NO. II, the installation of the sidewalks in ASSESSMENT UNIT NO. III or the installation of the street lighting system in ASSESSMENT UNIT NO. IV, or any combination thereof, in which event the installation

of such improvements shall not be stayed, defeated or prevented by written complaints, protests and objections thereto. If the owners of the lots or parcels of property that will be assessed for more than one-half of the costs of the improvements that are to be installed in ASSESSMENT UNIT NO. V or ASSESSMENT UNIT NO. VI shall file written objections thereto, the particular improvements for that particular assessment unit shall not be installed. The improvements that are to be installed in ASSESSMENT UNIT NO. VII and ASSESSMENT UNIT NO. VIII will be installed to serve each particular lot or parcel at the location and in the number and size as are specified by the owner thereof, and no such improvement will be installed to serve any lot or parcel without the approval of the owner thereof.

After such hearing, said City Council shall make a determination as to the advisability of so improving said streets and parts thereof, shall determine the kind and character of such improvements so to be made and shall enter into a contract with the bidder that submits the lowest responsive and responsible bid for the doing of such work and the furnishing of all necessary materials in response to a duly advertised invitation for construction bids.

After the making of such contract, said City Council shall determine what portion of the cost of such work, including incidentals, shall be assessed against the lots and parcels of property specially benefited, and the assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum benefits to the property assessed. Said City Council shall provide that the assessments may be payable without interest or demand during a specified period, at the election of the owner, or in twenty substantially equal semiannual installments of principal. Said City Council shall also provide the time and terms of payment of such assessments and the rate of interest per annum upon deferred payments thereof, which rate shall not exceed by more than 3% the index of twenty bonds that was most recently published before the date on which the ordinance levying the assessments is adopted, and shall fix the penalties to be collected upon delinquent payments.

By order of the City Council of the City of Las Vegas, Nevada.

Dated this 3rd day of April, 1991.

KATHLEEN M. TIGHE, City Clerk

PUB: April 9, 16, 23, 1991

Las Vegas Review-Journal