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CITY CLERK

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SEE ATTACHED:

SID 462

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 circu-
lated 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 NOVEMBER 13, 1990
to NOVEMBER 27, 1990, on the following
days:

NOVEMBER 13, 20, 27, 1990

Signed:

Christy A Ferguson

Subscribed and sworn to before me this

27th day of Nov., 1990

Maria C. Therien
Notary Public

1 OF 3

MARIA C. THERIEN
Notary Public-State of Nevada
CLARK COUNTY
My Appointment Expires May 11, 1994



083642

NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 462

NOTICE IS HEREBY GIVEN to the owner or owners of each lot or parcel of property within the proposed Las Vegas, Nevada, Special Improvement District No. 462, each tenant 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 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 improvement shall consist of the installation of a pavement section 14 feet in width on either side of the centerline of Verde Way (60 feet wide) and portions thereof from a point that is approximately 11 feet east of the centerline of Jonas Boulevard (60 feet wide north of Verde Way and 100 feet wide south of Verde Way) easterly to a point that is approximately 14 feet west of the centerline of Leon Avenue (60 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 necessary to complete same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Driveway Approaches)

The improvement shall consist of the installation of asphaltic concrete driveway approaches along both sides of Verde Way (60 feet wide) and portions thereof from a point that is approximately 11 feet east of the centerline of Jonas Boulevard (60 feet wide north of Verde Way and 100 feet wide south of Verde Way) easterly to a point that is approximately 14 feet west of the centerline of Leon Avenue (60 feet wide), together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plans, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

Except as is shown on the plans and specifications as filed in the Office of the City Clerk of said City, the improvements are more particularly described as follows:

ASSESSMENT UNIT NO. I (Street Paving)

The street paving shall consist of 2 inches of asphaltic concrete pavement (including fog seal and prime coat) over 4 inches of Type II aggregate base and 6 inches (minimum) 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 necessary to complete 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.

ASSESSMENT UNIT NO. II (Driveway Approaches)

The driveway approaches shall consist of 2 inches of asphaltic concrete pavement (including fog seal and prime coat) over 4 inches of Type II aggregate base and 6 inches (minimum) 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 necessary to complete 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.

All of the plans, diagrams and plans on file in the Office of said 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 \$57,711.00 shall be apportioned among the several assessment units of said proposed Special Improvement District, and shall be assessed against the assessable lots and parcels of property within the respective assessment units, as follows:

Assessment Unit No.	Estimated Costs	Estimated Amount of Maximum Benefits *
I	\$54,716.00	\$47,150.00
II	2,995.00	2,761.00
Total	Total	Total
Assessable	\$57,711.00	Benefits \$70,911.00

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, stated above, but in no event shall the aggregate assessment 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 to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the frontage of said lot or parcel which abuts the improvement bears to the frontage of all assessable property abutting 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 propriety and advisability of making such improvements, but prior to the date on which the assessments are levied by ordinance pursuant to NRS 271.390, into sublots or subparcels, the assessment against each 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 being levied against the entire lot or parcel in the proportion that the area of said sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. II (Driveway Approaches)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the square footage of the driveway approach or approaches installed to serve said lot or parcel bears to the square footage of all of the driveway approaches installed to serve all assessable property 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 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 plan.

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 situate in the City of Las Vegas, in the County of Clark, State of Nevada, and being a portion of Section 36, Township 19 South, Range 60 East, N.D.M., which abuts Verde Way (60 feet wide), or portions thereof, along both sides thereof from a point that is approximately 11 feet east of the centerline of Jonas Boulevard (60 feet wide north of Verde Way and 100 feet wide south of Verde Way) easterly to a point that is approximately 14 feet west of the centerline of Leon Avenue (60 feet wide).

ASSESSMENT UNIT NO. II (Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, in the County of Clark, State of Nevada, and being a portion of Section 36, Township 19 South, Range 60 East, N.D.M., which abuts Verde Way (60 feet wide), or portions thereof, along both sides thereof from a point that is approximately 11 feet east of the centerline of Jonas Boulevard (60 feet wide north of Verde Way and 100 feet wide south of Verde Way) easterly to a point that is approximately 14 feet west of the centerline of Leon Avenue (60 feet wide).

The proposed improvements will result in no substantial change in the existing street elevations or grades.

All persons interested are hereby advised that the plans, plans, 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 benefits estimated 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 5th day of December, 1990, at 2:00 o'clock p.m., in Rooms 201 and 202 of 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 at said City Hall, 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 therefor 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 owner of any of such lots or parcels, 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 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 that 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 OF 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 IMPROVEMENT THEREOF, 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 to be assessed for the improvements to be installed in ASSESSMENT UNIT NO. I shall file written objections thereto, the improvements for that particular assessment unit shall not be installed; provided, however, that, since not more than 1,320 feet, including intersections, remains unimproved with street paving in Verde Way between the street paving improvements that have already been made to two streets that intersect the said Verde Way, to wit, Jones Boulevard and Leon Avenue, the City Council may, pursuant to NRS 271.305(7)(b)(2), order the construction and installation of the street paving in ASSESSMENT UNIT NO. I, in which event the construction and installation of the street paving shall not be stayed, defeated or prevented by written complaints, protests or objection thereto. The improvements to be installed in ASSESSMENT UNIT NO. II will be installed to serve each particular lot or parcel at the location and in the number, length and width as specified by the owner thereof, and no such improvements 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 7th day of November, 1990.

KATHLEEN H. FICKE, City Clerk

PUB: Nov. 13, 20, 27, 1990
Las Vegas Review-Journal