

IMPROVEMENT OF CERTAIN
STREETS AND ALLEYS, AND
PARTS THEREOF, AND
PROPOSED ASSESSMENTS
WITHIN THE PROPOSED
LAS VEGAS, NEVADA
IMPROVEMENT DISTRICT
NO. 488

NOTICE IS HEREBY GIVEN to the
property owners within the
proposed Las Vegas, Nevada,
Special Improvement District
No. 488 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 in conjunction with a
total project that will include the
installation of four travel lanes;
raised medians at the street
intersections that presently are,
or are proposed to be, equipped
with traffic signals; a two-way
center left turn lane; two safety
parking lanes; curbs and gutters;
sidewalks; driveway approaches;
street lights; sanitary sewer
laterals; and drainage facilities
(the "Project" herein) along
certain streets within those
certain areas of said City herein-
after more specifically described
as follows:

ASSESSMENT UNIT NO. 1
(Street Paving)

The portion of the Project the
costs of which will be assessed
against the assessable property
in Assessment Unit No. 1 shall
consist of the installation of
pavement section eight feet in
width along the south side of
Owens Avenue (100 feet wide)
and portions thereof, within
said City, from the east right-
of-way line of Pecos Road (100
feet wide) easterly to the west
right-of-way line to Nellis
Boulevard (100 feet wide) except
where adequate improvements have
previously been installed,
together with the necessary in-
stallation, removal and re-
location of any and all
utilities and appurtenances
that are deemed necessary to
complete same, as more parti-
cularly shown on the plats,
diagrams and plans of the work
and the locality as filed in
the Office of the City Clerk.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

JOAN POLLACK

, being first duly sworn,

deposes and says: That he is LEGAL CLERK of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 3 TIMES

from NOVEMBER 30, 1988 to DECEMBER 12, 1988

inclusive, being the issues of said newspaper for the following dates, to-wit:
NOVEMBER 30, DECEMBER 5, 12, 1988

That said newspaper was regularly issued and circulated on each of the dates
above named.

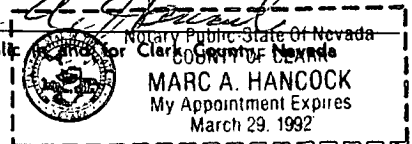
Signed

Joan Pollack

Subscribed and sworn to before me this 12TH
day of DECEMBER, 1988

Notary Public

My Commission Expires



RECEIVED
JAN 5 10 09 AM '89
CITY CLERK



084438

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 "L" type curbs and gutters along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III
(Sidewalks)

The portion of the Project costs of which will be assessed against the assessable property in Assessment Unit No. III shall consist of the installation of standard sidewalks five feet in width along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV
(Driveway Approaches)

The portion of the Project the costs of which will be assessed against the assessable property in Assessment Unit IV shall consist of the installation of standard residential or commercial driveway approaches, as requested by the owners of the individual lots or parcels of property, along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V
(Street Lighting)

The portion of the Project the costs of which will be assessed against the assessable property in Assessment Unit No. V shall consist of the installation of street lights and appurtenances along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI
(Sanitary Sewer Laterals)

The portion of the Project the costs of which will be assessed against the assessable property in Assessment Unit No. VI shall consist of sanitary sewer laterals extending from the existing sanitary sewer collection line to the front property lines of such of the properties, as requested by the owners of the respective lots or parcels of property, along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII
(Water Distribution Laterals)

The portion of the Project the costs of which will be assessed against the assessable property in Assessment Unit No. VII shall consist of water distribution laterals extending from the existing water distribution main to the front property lines of such of the properties, as requested by the owners of the respective lots or parcels of property, along the south side of Owens Avenue (100 feet wide) and portions thereof, within said City, from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and appurtenances that are deemed necessary to complete same, as more particularly shown on the plats, diagrams and plans of the work and the locality as filed in the Office of the City Clerk.

Except as 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 5 inches of asphaltic concrete pavement (including prime coat and bituminous fog seal) over 6 inches of Type II aggregate base and 14 inches of Type I aggregate subbase, together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. II
(Curbs and Gutters)

The curbs and gutters shall be standard Portland cement "L" type, together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. III
(Sidewalks)

The sidewalks shall be 4 inch Portland cement slabs over 18 inches of Type II aggregate base, together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. IV
(Driveway Approaches)

The driveway approaches shall be 6 inch Portland cement slabs over 8 inches of Type II aggregate base, for residential driveways, and 6 inch concrete slabs over 8 inches of Type II aggregate base reinforced with #3 rebar, for commercial driveways; together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. V
(Street Lighting)

The street lighting system 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 which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. VI
(Sanitary Sewer Laterals)

The sanitary sewer laterals shall consist of 4-inch, 6 inch or 8 inch, as requested by the owners of the respective lots or parcels of property, polyvinyl chloride sewer laterals from the sanitary sewer collection line to the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. VII
(Water Distribution Laterals)

The water distribution laterals shall consist of 5/8th inch, 2 inch, 6 inch or 8 inch, as requested by the owners of the respective lots or parcels of property, asbestos cement water

distribution laterals from the water distribution main to the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

It is anticipated that, of the \$4,988,365.00 that is estimated as the total cost of the Project, an estimated \$478,938.00 shall be apportioned among the several assessment units of said proposed Special Improvement District and shall be assessed against the assessable lots or parcels of property within the respective assessment units as follows:

ASSESSMENT UNIT	Estimated Amount of Special Assessments
ASSESSMENT UNIT NO. I	128,125.00
ASSESSMENT UNIT NO. II	61,581.00
ASSESSMENT UNIT NO. III	100,255.00
ASSESSMENT UNIT NO. IV	23,321.00
ASSESSMENT UNIT NO. V	115,841.00
ASSESSMENT UNIT NO. VI	19,217.00
ASSESSMENT UNIT NO. VII	30,598.00
TOTAL ASSESSABLE	478,938.00
OTHER STREET IMPROVEMENTS	4,509,427.00
TOTAL PROJECT COSTS	\$4,988,365.00

The amounts to be assessed shall be made upon all lots and parcels of property benefitted 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.

ASSESSMENT UNIT NO. II
(Curbs & Gutters)

Such estimates shall be computed on a linear 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 number of linear feet of said lot or parcel which abuts the improvement bears to the total number of linear feet of all assessable property abutting the improvement in the assessment unit.

ASSESSMENT UNIT NO. III
(Sidewalks)

Such estimates shall be computed on a linear 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 number of linear feet of said lot or parcel which abuts the improvement bears to the total number of linear feet of all assessable property abutting the improvement in the assessment unit.

ASSESSMENT UNIT NO. IV
(Driveway Approaches)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit for residential driveway approaches shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for residential driveway approaches in the proportion that the number, length and width of the residential driveway approaches installed to serve said lot or parcel bears to the total number and aggregate length and width of all of the residential driveway approaches installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for commercial driveway approaches shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for commercial driveway approaches in the proportion that the number, length and width of the commercial driveway approaches installed to serve said lot or parcel bears to the total number and aggregate length and width of all of the commercial driveway approaches installed to serve all assessable property in the assessment unit.

ASSESSMENT UNIT NO. V
(Street Lighting)

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 streets along which the improvement is being installed bears to the frontage of all assessable property abutting such streets in the assessment unit.

ASSESSMENT UNIT NO. VI
(Sanitary Sewer Laterals)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit for 4 inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 4 inch sewer laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 4 inch sewer laterals installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 6 inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 6 inch sewer laterals installed to serve said lot or parcels bears to the total number and aggregate length of all of the 6 inch sewer laterals installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 8 inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 8 inch sewer laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 8 inch sewer laterals installed to serve all assessable property in the assessment unit.

ASSESSMENT UNIT NO. VII
(Water Distribution Laterals)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit for 5/8th inch water distribution laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 5/8th inch water distribution laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 5/8th inch water distribution laterals installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 2 inch water distribution laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 2-inch water distribution laterals installed to serve said lot or parcels bears to the total number and aggregate length of all of the 2-inch water distribution laterals installed to serve all assessable property in the assessment unit.

the total number and aggregate length of all of the 2 inch water distribution laterals installed to serve all assessable property in the assessment unit, on the basis that each lot or parcel of property to be assessed in the assessment unit for 6 inch water distribution laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 6 inch water distribution laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 6 inch water distribution laterals installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 8 inch water distribution laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number and length of the 8 inch water distribution laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 8 inch water distribution laterals installed to serve all assessable property in the assessment unit.

In each 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 conferred upon, each lot or parcel of property shall be as stated in the aforesaid assessment plat.

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, County of Clark, State of Nevada, and being a portion of the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide).

ASSESSMENT UNIT NO. II (Curbs and Gutters)

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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide).

ASSESSMENT UNIT NO. IV (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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide).

ASSESSMENT UNIT NO. V (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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide).

ASSESSMENT UNIT NO. VI (Sanitary Sewer Laterals)

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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 feet wide).

ASSESSMENT UNIT NO. VII (Water Distribution Laterals)

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 the North Half (N $\frac{1}{2}$) of Section 29 or Section 30, Township 20 South, Range 62 East, M.D.M., which abuts Owens Avenue (100 feet wide), or portions thereof, along the south side thereof from the east right-of-way line of Pecos Road (100 feet wide) easterly to the west right-of-way line of Nellis Boulevard (100 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, 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 benefits estimated to be conferred upon 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 21st day of December, 1988, at 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, 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 owners of the property to be assessed, or any other person interested in any thereof, may file written protest or objections 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 manner of the payment therefor and as to the amount thereof to be assessed against the property to be so improved.

Said City Council requests that any property owner or other interested person who wishes to make any protest or objection 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. 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. 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 or Assessment Unit No. V, or of more than one-half of the linear footage to be assessed for the improvements 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 271.305(7)(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. V, 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. The driveway approaches to be installed in Assessment Unit No. IV, the sanitary sewer laterals to be installed in Assessment Unit No. VI and the water distribution laterals to be installed in Assessment Unit No. VII will be installed to serve each particular lot or parcel at the location and in the number and size as specified by the owner thereof, and no driveway approach, sanitary sewer lateral or water distribution lateral, as the case may be, 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 responsible bidder which submits the lowest 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 paid by the 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 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 semi-annual 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 more than 3% the "Bond Buyer's" index of 20 Municipal Bonds which was most recently published before the date on which the ordinance levying the assessments is adopted, and shall fix penalties to be collected upon delinquent payments.

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

Dated this 16th day of November, 1988:
KATHLEEN M. TIGHE, City Clerk
PUB: November 30, 1988
December 5, 12, 1988
Las Vegas: SUN