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SID 1446

STATE OF NEVADA)
COUNTY OF CLARK) SS:

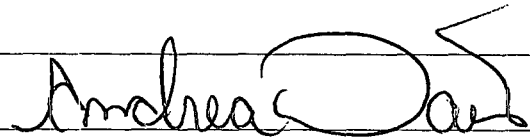
ANDREA DAVIS, being first duly
sworn, deposes and says:

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 MAY 24, 1994
to JUNE 7, 1994, on the following
days:

MAY 24, 31, 1994

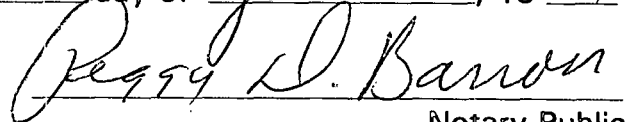
JUNE 7, 1994

Signed:



Subscribed and sworn to before me this

10 day of June, 1994



Notary Public

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



087081

NOTICE OF HEARING OF THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARKS, TRAILS, AND PROPOSED ACQUISITIONS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1446.

NOTICE IS HEREBY GIVEN to the owner or owners of each lot or parcel of property within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1446" (the "District") herein, to 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 (the "City Council") and the "City", respectively, herein, has provisionally ordered that certain improvements (the "Improvements") be installed along those certain streets within those certain areas of the City that are hereinafter more particularly described as follows:

**ASSESSMENT UNIT NO. I
(Harris Avenue and Peccos Street)**

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. I shall consist of the construction and installation of street paving (23 feet in width), curbs and gutters and sidewalks (5 feet in width) along those certain streets and portions thereof, within the City, that are more particularly described as follows:

HARRIS AVENUE:

The proposed street paving, curbs and gutters and sidewalks in Harris Avenue (50 feet wide) shall be constructed and installed along the north side thereof from the centerline of Nellis Boulevard (100 feet wide) westerly to a point that is approximately 700 feet west of the centerline of said Nellis Boulevard; and

PECCOS STREET:

The proposed street paving, curbs and gutters and sidewalks in Peccos Street (50 feet wide) shall be constructed and installed along the east side thereof from the centerline of Charleston Boulevard (100 feet wide) northerly to a point that is approximately 371 feet north of the centerline of said Charleston Boulevard;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

**ASSESSMENT UNIT NO. II
(Bingham Avenue and Hubbard Street)**

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. II shall consist of the construction and installation of street paving (16.5 feet in width), curbs and gutters, sidewalks (5 feet in width) and cross gutters along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BINGHAM AVENUE:

The proposed street paving, curbs and gutters and sidewalk (only in the curb return) that is located at the southwest corner of the intersection of Bingham Avenue with

Hubbard Street) and cross gutters in Bingham Avenue (51 feet wide) shall be constructed and installed along the south side thereof from the centerline of Lamb Boulevard (100 feet wide) easterly to the centerline of Hubbard Street (51 feet wide); and

HUBBARD STREET:

The proposed street paving and cross gutters in Hubbard Street (51 feet wide) shall be constructed and installed along the west side thereof from the centerline of Bingham Avenue (51 feet wide) southerly to the centerline of Bonanza Road (100 feet wide), and the proposed curbs and gutters and sidewalks (the sidewalks along the west side are to be installed only in the curb returns that are located at the northwest and southwest corners of the intersection of Hubbard Street with Bonanza Avenue) therein shall be constructed and installed along the west side thereof from the centerline of said Bingham Avenue southerly to the centerline of said Bonanza Road and along the east side thereof from a point that is approximately 134 feet north of the centerline of said Bonanza Road southerly to the centerline of said Bonanza Road;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Diamond Road Drive)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. III shall consist of the construction and installation of street paving (16 feet in width) and curbs and gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

DIAMOND ROAD DRIVE:

The proposed street paving and curbs and gutters in Diamond Road Drive (60 feet wide) shall be constructed and installed along the south side thereof from the centerline of Lamb Boulevard (100 feet wide) easterly to a point that is approximately 50 feet east of the centerline of said Lamb Boulevard;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Johnson Avenue)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. IV shall consist of the construction and installation of street paving (23 feet in width), curbs and gutters, sidewalks (5 feet in width), residential driveway approaches and cross gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

JOHNSON AVENUE:

The proposed street paving, curbs and gutters and sidewalks in Johnson Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Peccos Street (50 feet wide) easterly to a point that is approximately 630 feet east of the centerline of said Peccos Street and along the south side thereof from the centerline of Shiloh Drive (65 feet wide) westerly to a point that is approximately 130 feet west of the centerline of said Shiloh Drive, the proposed residential driveway approaches therein shall be constructed and installed along the north side thereof from the centerline of said Peccos Street easterly to a point that is approximately 630 feet east of the centerline of said Peccos Street and the proposed cross gutters therein shall be constructed and installed along the south side thereof from the centerline of said Shiloh Drive westerly to a point that is approximately 130 feet west of the centerline of said Shiloh Drive;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Shiloh Drive)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. V shall consist of the construction and installation of street paving (14 feet in width), curbs and gutters, sidewalks (5 feet in width), residential driveway approaches, commercial driveway approaches and cross gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

SHILOH DRIVE:

The proposed street paving, curbs and gutters, sidewalks, residential driveway approaches, commercial driveway approaches and cross gutters in Shiloh Drive (14 feet wide) at Charleston Boulevard, to the south, and 63 feet wide at Johnson Avenue, to the north) shall be constructed and installed along the west side thereof from the centerline of Johnson Avenue (60 feet wide) southerly to the centerline of Charleston Boulevard (100 feet wide);

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Peccos Street)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VI shall consist of the construction and installation of street paving (14 feet in width), curbs and gutters, sidewalks (5 feet in width) and residential driveway approaches along that certain street and portions thereof, within the City, that is more particularly described as follows:

PECCOS STREET:

The proposed street paving, curbs and gutters; sidewalks and residential driveway approaches in Peccos Street (50 feet wide) shall be constructed and installed along the east side thereof from the centerline of Johnson Avenue (60 feet wide) northerly to the centerline of Sunrise Avenue (60 feet wide);

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

**ASSESSMENT UNIT NO. VII
(Sunrise Avenue and Goldring Avenue)**

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VII shall consist of the construction and installation of street paving (23 feet in width), curbs and gutters, sidewalks (5 feet in width) and residential driveway approaches along those certain streets and portions thereof, within the City, that are more particularly described as follows:

SUNRISE AVENUE:

The proposed street paving, curbs and gutters, sidewalks and residential driveway approaches in Sunrise Avenue (60 feet wide) shall be constructed and installed along the south side thereof from the centerline of Peccos Street (50 feet wide) easterly to a point that is approximately 500 feet east of the centerline of said Peccos Street; and

GOLDRING AVENUE:

The proposed street paving, curbs and gutters, sidewalks and residential driveway approaches in Goldring Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Shadow Lane (60 feet wide) westerly to a point that is approximately 660 feet west of the centerline of said Shadow Lane;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (28th Street)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VIII shall consist of the construction and installation of street paving (23 feet in width), curbs and gutters and cross gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

28TH STREET:

The proposed street paving, curbs and gutters and cross gutters in 28th Street (60 feet wide) shall be constructed and installed along the east side thereof from the centerline of Cedar Avenue (60 feet wide) northerly to a point that is approximately 402 feet north of the centerline of said Cedar Avenue;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (30th Street)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. IX shall consist of the construction and installation of street paving (23 feet in width), curbs and gutters and a streetlighting system along that certain street and portions thereof, within the City, that is more particularly described as follows:

30TH STREET:

The proposed street paving, curbs and gutters and streetlights in 30th Street (60 feet wide) shall be constructed and installed along the west side thereof from the centerline of Cedar Avenue (60 feet wide) northerly to a point that is approximately 990 feet north of the centerline of said Cedar Avenue;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. X (Marcella Street)

The portion of the Improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. X shall consist of the construction and installation of street paving (23 feet in width) and curbs and gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

MARCELLA STREET:

The proposed street paving and curbs and gutters in Marcella Street (60 feet wide) shall be constructed and installed along the east side thereof from the centerline of Walnut Avenue (60 feet wide) northerly to a point that is approximately 330 feet north of the centerline of said Walnut Avenue;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, of the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the Improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. XVI (Oakley Boulevard)

The portion of the improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. XVI shall consist of the construction and installation of street paving (2 feet in width), curbs and gutters, sidewalks (5 feet in width) and a streetlighting system along that certain street and portions thereof, within the City, that is more particularly described as follows:

OAKLEY BOULEVARD

The proposed street paving, curbs and gutters, sidewalks and streetlights in Oakley Boulevard (80 feet wide) shall be constructed and installed along the north side thereof from the centerline of Valley View Boulevard (100 feet wide) westerly to a point that is approximately 275 feet west of the centerline of said Valley View Boulevard;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. XVII (O'Randon Drive)

The portion of the improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. XVII shall consist of the construction and installation of street paving (23 feet in width) and curbs and gutters along that certain street and portions thereof, within the City, that is more particularly described as follows:

O'RANDON DRIVE

The proposed street and paving curbs and gutters in O'Randon Drive (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Rainbow Boulevard (150 feet wide) easterly to a point that is approximately 350 feet east of the centerline of said Rainbow Boulevard;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. XVIII (Alta Drive)

The portion of the improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. XVIII shall consist of the construction and installation of street paving (33 feet in width), curbs and gutters and a street lighting system along that certain street and portions thereof, within the City, that is more particularly described as follows:

ALTA DRIVE

The proposed street paving, curbs and gutters and streetlights in Alta Drive (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Durango Drive (100 feet wide) easterly to a point that is approximately 133 feet east of the centerline of said Durango Drive;

except where adequate improvement have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install the improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

Except as is shown on the plans and specifications, as the same have been filed as a part of the Construction and Assessment Documents, in the Office of the City Clerk (the "City Clerk" herein), the improvement shall be more particularly as follows:

STREET PAVING

The street paving that is proposed to be constructed and installed in each of the streets in ASSESSMENT UNIT NO. I to ASSESSMENT UNIT NO. XV inclusive, shall consist of 3 inches of asphaltic concrete pavement over 10 inches of Type II aggregate base, in ASSESSMENT UNIT NO. XVI shall consist of 4 inches of asphaltic concrete pavement over 13 inches of Type II aggregate base, in ASSESSMENT UNIT NO. XVII shall consist of 3 inches of asphaltic concrete pavement over 6 inches of Type II aggregate base and in ASSESSMENT UNIT NO. XVIII shall consist of 4 inches of asphaltic concrete pavement 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 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.

CURBS AND GUTTERS

The curbs and gutters that are proposed to be constructed and installed along each of the streets in each of the several assessment units shall be standard Portland cement Class "B" concrete "L" 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 by 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.

SIDEWALKS

The sidewalks that are proposed to be constructed and installed along each of the streets in each of the several assessment units shall consist of 4 inches of standard Portland cement Class "B" concrete slabs 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 by 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.

STREET LIGHTING

The street lighting systems that are proposed to be installed along each of the streets in ASSESSMENT UNIT NO. VIII ASSESSMENT UNIT NO. IX and ASSESSMENT UNIT NO. XV shall consist of 100 watt high pressure sodium vapor luminaires, street lighting standards on concrete bases and underground circuits and in ASSESSMENT UNIT NO. X, XI, XII, XIII, XIV and ASSESSMENT UNIT NO. XVII shall consist of 250 watt high pressure sodium vapor luminaires, street 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 by 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.

RESIDENTIAL DRIVEWAY APPROACHES

Each residential driveway approach that is proposed to be constructed and installed in any of the streets in any of the several assessment units shall consist of 6 inches of standard Portland cement Class B concrete 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 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.

COMMERCIAL DRIVEWAY APPROACHES

Each commercial driveway approach that is proposed to be constructed and installed along any of the streets in any of the several assessment units shall consist of 6 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 6 inches of Type II aggregate base (an "Option A Driveway Approach" herein) or 8 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 6 inches of Type II aggregate base and a sidewalk with an aggregate base (an "Option B Driveway Approach" herein); 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 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.

CROSS GUTTERS

Each cross gutter that is proposed to be constructed and installed in any of the streets in any of the several assessment units shall consist of 9 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 10 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 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.

All of the plats, diagrams and plans that are on file in the Office of the City Clerk with respect to said described assessment units shall be included within each, are deemed by the City Engineer of the City and by the City to be essential to the construction and installation of the improvement.

It is anticipated that the costs of constructing and installing the improvement, including without limitation the engineering, property acquisition, legal and incidental expenses, will be in the aggregate amount of \$1,119,617.00, and the maximum benefits that will be derived from the improvement by all of the lots and parcels of property within the District will be in the aggregate amount of \$1,483,497.00, apportioned among the several assessment units of the district as follows:

Assessment Unit No.	Estimated Costs	Estimated Amount of Maximum Benefits
I	\$ 57,767.00	\$ 76,541.00
II	\$ 66,010.00	\$ 75,381.00
III	\$ 61,669.00	\$ 55,212.00
IV	\$ 63,980.00	\$ 84,774.00
V	\$ 41,493.00	\$ 54,979.00
VI	\$ 41,798.00	\$ 55,381.00
VII	\$ 10,270.00	\$ 249,456.00
VIII	\$ 31,560.00	\$ 41,817.00
IX	\$ 54,934.00	\$ 72,814.00
X	\$ 46,307.00	\$ 61,622.00
XI	\$ 13,791.00	\$ 44,772.00
XII	\$ 27,343.00	\$ 36,230.00
XIII	\$ 121,150.00	\$ 160,524.00
XIV	\$ 119,544.00	\$ 158,396.00
XV	\$ 49,813.00	\$ 65,633.00
XVI	\$ 12,135.00	\$ 16,079.00
XVII	\$ 93,831.00	\$ 124,326.00
XVIII	\$ 28,239.00	\$ 37,417.00
TOTALS	\$1,119,617.00	\$1,483,497.00

The amount of such costs shall be assessed against all of the assessable lots and parcels of property that are benefited, proportionately to the benefits that each such lot or parcel receives and shall be assessed against the assessable lots and parcels of property that are benefited on the basis that each lot or parcel of property that will be assessed in any of the assessment units shall be assessed that portion of the dollar amount of such costs and expenses in the proportion that the particular entire assessment unit that is being levied against the amounts that are determined in accordance with paragraphs (a) to (g) inclusive (or the sum of the amounts that are determined in accordance with such of the paragraphs as are applicable to the particular assessment unit), as follows:

(a) The costs and expenses that are incurred by the City in constructing and installing the street paving portion of the improvement shall be apportioned among the assessable lots and parcels of property that are benefited by such portion on a front foot basis, i.e., on the basis that each lot or parcel of property that will be assessed for street paving shall be assessed a portion of the aggregate dollar amount of such costs and expenses in the proportion that the frontage of such lot or parcel that abuts, and is benefited by, such street paving bears to the frontage of all of the assessable properties that abut, and are benefited by, such street paving;

(b) The costs and expenses that are incurred by the City in constructing and installing the curb and gutter portion of the improvement shall be apportioned among the assessable lots and parcels of property that are benefited by such portion on a lineal foot basis, i.e., on the basis that each lot or parcel of property that will be assessed for curbs and gutters shall be assessed a portion of the aggregate dollar amount of such costs and expenses in the proportion that the number of lineal feet of such lot or parcel that abut, and are benefited by, such curbs and gutters bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, such curbs and gutters;

(c) The costs and expenses that are incurred by the City in constructing and installing the sidewalk portion of the improvement shall be apportioned among the assessable lots and parcels of property that are benefited by such portion on a lineal foot basis, i.e., on the basis that each lot or parcel of property that will be assessed for sidewalks shall be assessed a portion of the aggregate dollar amount of such costs and expenses in the proportion that the number of lineal feet of such lot or parcel that abut, and are benefited by, such sidewalks bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, such sidewalks;

NOTE: A PERSON'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT (A) THE MAKING OF THE IMPROVEMENT IS IMPROPER OR ILL ADVISED, (B) THE COST THEREOF IS EXCESSIVE, (C) THE PROPOSED METHOD OF PAYMENT THEREOF IS IMPROPER OR (D) THE AMOUNT OF THE ESTIMATED COSTS THAT ARE PROPOSED 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 WHOLE HOME PARK OF WHICH HE OR SHE IS A TENANT, OR THE ESTIMATED AMOUNT OF THE MAXIMUM BENEFITS THAT ARE ANTICIPATED WILL 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 the lots and parcels of property that are proposed to be assessed for more than one-half of the cost that is proposed to be assessed for the portion of the improvement that is proposed to be constructed and installed in the assessment unit in which such lots and parcels are situated shall file written protests or objections thereto, the City Council may order the portion of the improvement for that particular assessment unit not to be constructed and installed; provided, however, that since not more than 2,640 feet, including street intersections, remain unimproved with street paving between the street paving that presently exists in each of the streets in which the improvement is proposed to be constructed and installed, the City Council may, pursuant to HRS 271-306(2)(b), order the construction and installation of the portion of the improvement for any assessment unit, in which event the construction and installation of that portion shall not be stayed, defeated or prevented by written complaints, protests or objections thereto.

After such hearing, the City Council will make a determination as to the advisability of so improving such streets and portions thereof, will determine the kind and character of the street paving, curbs and gutters, sidewalks, streetlights, residential driveway approaches, commercial driveway approaches or cross gutters, or any combination thereof, that is to be constructed and installed in each of such streets and will 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 of the necessary materials in response to a duly advertised invitation for construction bids.

After the making of such contract, the City Council will determine what portion of the cost of such work, including without limitation the expenses that are incidental thereto, will be assessed against the respective assessable lots and parcels of property that will be specially benefited thereby, and the assessments will be levied in accordance with the laws of the State of Nevada. In no event will an assessment exceed the estimated amount of the maximum benefits that are anticipated will be derived by the lot or parcel of property upon which the same is levied, and, in the event that the estimated assessment that is shown on the preliminary assessment roll that is on file in the Office of the City Clerk with respect to any lot or parcel of property that is proposed to be assessed exceeds the estimated amount of the maximum benefits that are anticipated will inure to such lot or parcel by reason of the construction and installation of the improvement, such disparity will be eliminated by reducing the amount of such assessment after the City Council has determined as aforesaid what portion of such costs and expenses will be assessed against the respective assessable lots and parcels. The City Council will provide that such assessment may be payable without interest or demand during a specified period, at the election of the owner or owners of the lot or parcel of property against which it is assessed, or in twenty (20) substantially equal semiannual installments of principal. The City Council will also provide the time and terms for the payment of such assessments and for the rate of interest per annum that will be borne by the deferred installments thereof, which rate shall not exceed by more than three percent (3%) the index of Twenty Bonds that was most recently published before the date on which the ordinance that levies the assessments is adopted, and will fix the penalties that are to be collected upon delinquent payments.

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

Dated this 18th day of May, 1984.


KENNETH M. VICK, City Clerk

PUB: May 24, 31, June 7, 1984
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