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CITY CLERK

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STATE OF NEVADA)
COUNTY OF CLARK) SS.

CHRISTY A. PERCHISON 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 NOVEMBER 11, 1991 to NOVEMBER 25, 1991 on the following days:

NOVEMBER 11, 18, 25, 1991

SEE ATTACHED:

SID 1430

Signed: Christy A. Ferguson

Subscribed and sworn to before me this 25th day of Nov., 1991

Maria C. Therien
Notary Public

1 of 3

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



NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1430.

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. 1430 (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:

Following the public hearing with respect to the propriety and advisability of constructing and installing the improvements that were proposed to be constructed and installed in the District, which was held on Wednesday, the 4th day of September, 1991, the City Council of the City of Las Vegas, Nevada (the "City Council" and the "City", respectively, herein), revised the scope of the improvements that are proposed to be constructed and installed in the District by augmenting to some degree the street paving in ASSESSMENT UNIT I and by deleting ASSESSMENT UNIT II (curbs and gutters), ASSESSMENT UNIT NO. III (sanitary sewer laterals), ASSESSMENT UNIT NO. IV (potable water laterals), ASSESSMENT UNIT NO. V (potable water distribution main), ASSESSMENT UNIT NO. VI (sanitary sewer collection main) and ASSESSMENT UNIT NO. VII (commercial driveway approaches) and has provisionally ordered that street paving 43 feet in width be constructed and installed along both sides of Smoke Ranch Road (100 feet wide) and portions thereof, within the City, from a point that is approximately 33 feet east of the centerline of Rainbow Boulevard (80 feet wide) easterly to the centerline of Torrey Pines Drive (80 feet wide), together with the construction and installation of the north halves of the partial Valley gutters that presently exist on Smoke Ranch Road at its intersection with Rainbow Boulevard and with Torrey Pines Drive, including without limitation the construction and installation of all appropriate accessory curbs and gutters, that street paving 33 feet in width be constructed and installed along the west side of said Torrey Pines Drive and portions thereof, within the City, from the centerline of said Smoke Ranch Road northerly a distance of approximately 256 feet and that street paving 43 feet in width be constructed and installed along the north side of Cheyenne Avenue (100 feet wide) and portions thereof, within the City, from a point that is approximately 33 feet west of the centerline of Tenaya Way (80 feet wide) westerly a distance of approximately 627 feet, except where adequate improvements 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 such improvement and 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.

Except as is shown on the revised plans and specifications, as the same have been filed in the Office of the City Clerk of the City (the "City Clerk" herein), the street paving shall consist of fog seal over 4 inches of asphaltic concrete pavement, a prime coat, 4 inches of Type II aggregate base and 9 inches of Type I or Type II aggregate base, the valley gutters and spandrels shall consist of 9 inches of standard portland cement that is reinforced with #4 rebar over 10 inches of Type II aggregate base and the accessory curbs and gutters shall be standard portland cement "L" type that is reinforced with #4 rebar over 10 inches of Type II aggregate base, 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 such improvement and 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 revised plats, diagrams and plans that are on file in the Office of the City Clerk with respect to the District are deemed by the City Engineer of the City and by the City to be essential to the construction and installation of such improvement.

It is anticipated that \$311,958.00 shall be apportioned among assessed against and paid by the assessable lots and parcels of property within the District and that such lots and parcels will derive benefits from such improvement in the estimated aggregate amount of \$454,678.00.

The amounts that are proposed to be assessed 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 abut such improvements on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed shall be assessed a portion of the aggregate dollar amount that is being levied against the entire District in the proportion that the frontage of such lot or parcel that abuts the street along which the improvement is being constructed and installed bears to the frontage of all of the assessable properties in the District that abut the street along which the improvement is being constructed and installed; provided, however, that that certain lot or parcel of property that is identified by said Assessor's parcel number as Parcel 290-560-011 shall only be assessed for its proportionate share of the costs and expenses that the City incurs in the construction and installation of the valley gutters and accessory curbs and gutters; and provided, further, that, if any lot or parcel of property that is to be assessed is divided, after the date of the hearing as to the propriety and advisability of making such improvement 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 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. The cost of acquiring the necessary rights-of-way that are required in order to construct the improvement and the cost of paving street intersections shall be included in the total costs that are proposed to be levied in the District and shall be assessed against the respective assessable lots and parcels therein on the aforesaid front foot basis.

An equitable adjustment will be made for any assessment that is levied against any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived by the respective lots and parcels from such improvements will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from the proposed improvements by, each lot or parcel of property shall be as stated in the aforesaid revised assessment plat. In the case of a wedge, "V" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

The lots and parcels of that property are proposed to be assessed within the District are those assessable lots and parcels of property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being portions of Section 14 or Section 23, Township 20 South, Range 60 East, N.D.M., that abut either side of Snake Ranch Road (100 feet wide), or portions thereof, from the east right-of-way line of Rainbow Boulevard (80 feet wide) easterly to the west right-of-way line of Torrey Pines Drive (80 feet wide) or the west side of said Torrey Pines Drive, or portions thereof, from the north right-of-way line of said Snake Ranch Road northerly a distance of approximately 213 feet or being portions of Section 10, Township 20 South, Range 60 East, N.D.M., that abut the north side of Cheyenne Avenue (100 feet wide), or portions thereof, from the west right-of-way line of Tenaya Way (80 feet wide) westerly a distance of approximately 627 feet.

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

Each person who is interested is hereby advised that the plans, plats, typical sections, preliminary estimates of the total cost, the description of the lots and parcels of property that are proposed to be assessed, the portion of the cost that is proposed to be assessed thereagainst and the estimated amount of the maximum benefits that are anticipated will be derived by each such lot or parcel are on file in the Office of the City Clerk and may be inspected by any property owner or other interested person during the regular office hours of that Office.

On Wednesday, the 4th day of December, 1991, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada 89101, or at any time prior to such date and time, at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be assessed, any other person who is 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 the City Council at such time and place and be heard as to the propriety and advisability of making such improvements, as to the cost thereof, as to the proposed method of the payment therefor and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, the respective lots and parcels of property that are proposed to be so improved.

Any owner of any of such lots or parcels, any other person who is 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 the City Clerk at least three days before the time that is set for such hearing. In this connection, a person should object to the formation of the District in the manner as aforesaid if his or her support therefor is based upon a statement or representation concerning the 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 the 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 that attack the validity of the proceedings or the amount of benefits, or both, 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 COST THEREOF IS EXCESSIVE (C) THE PROPOSED METHOD OF PAYMENT THEREFOR 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 MOBILE 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 more than one-half of the frontage that is proposed to be assessed for the improvements that are proposed to be constructed and installed in the District shall file written protests or objections thereto, the improvement shall not be installed; provided, however, that since not more than 1,320 feet, including street intersections, remain unimproved, with the type of improvement that is proposed to be constructed installed, between the type of improvement that has already been made to the streets in which such improvement is proposed to be installed, the City Council may, pursuant to NRS 271.305(7)(b)(2), order the installation of the improvement; in which event the installation of such improvement shall not be stayed, defeated or prevented by written complaints, protest or objections thereto.

After such hearing, the City Council will make a determination as to the advisability of so improving such streets and parts thereof, will determine the kind and character of such improvements that are to be so made 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 against which the same is levied, and, in the event that the estimated assessment that is shown on the revised 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 such improvements, such disparity will be eliminated by reducing 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 of property. The City Council will provide that each 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 ten (10) 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 6th day of November, 1991.

Kathleen M. Tighe
KATHLEEN M. TIGHE, City Clerk

Pub: Nov. 11, 18, 25, 1991
Las Vegas Review-Journal