

1457
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 481, ORDERING THE GRADING, GRAVELLING, MACADAMIZING, PAVING, CURBING, GUTTERING, SIDEWALKING, DRAINING, AND OTHERWISE IMPROVING, INSTALLATION OF STREET LIGHTS AND UPGRADING OF EXISTING STREET LIGHTS TO MEET CURRENT STANDARDS, ALONG CERTAIN STREETS AND PORTIONS THEREOF, WITH INTERSECTIONS, AND THE INSTALLATION OF SANITARY SEWER SYSTEMS AND APPURTENANCES, ALL WITHIN THE CITY OF LAS VEGAS, NEVADA: PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS FOR THE IMPROVEMENTS TO BE INSTALLED: RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT: AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Assessment District No. 481, consisting of five (5) separate and distinct assessment units, described in the provisional order resolution passed and approved on the 18th day of December, 1968 and providing for the construction of the following improvements, to wit:

Assessment Unit No. 1, providing for the grading, gravelling, macadamizing, paving, curbing, guttering, draining, and otherwise improving certain portions of Decatur Boulevard within said City;

Assessment Unit No. 2, providing for the installation of sidewalks along certain portions of said Decatur Boulevard;

Assessment Unit No. 3, providing for the installation of a sanitary sewer project along certain portions of said Decatur Boulevard;

Assessment Unit No. 4, providing for the installation of street lights along certain portions of said Decatur Boulevard; and

Assessment Unit No. 5, providing for the upgrading of existing street lighting facilities along certain portions of said Decatur Boulevard, in order to meet current standards, and to defray the entire costs and expenses of all of the aforesaid improvements by special assessments, according to benefits, against the taxable lots and premises in each assessment unit of said District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes, and the aforesaid provisional order resolution, said Board of Commissioners declared its determination to create the District for the purpose of making said improvements within each assessment unit thereof, stating therein the improvements, that the entire expense thereof shall be paid by special assessment, and that the assessment is to be made according to the benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made within each assessment unit of said District; and

WHEREAS, pursuant to said resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plats and diagrams theretofore filed, and of the time and place of hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at said hearing no protests, either written or oral, were received with respect to Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, or Assessment Unit No. 5; and

WHEREAS, the owners of less than one-half of the frontage to be assessed in Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5 filed written or oral objections; and

WHEREAS, said Board determined it to be in the best interest of each of the individual units of said District, the City, and the inhabitants thereof to create the District as theretofore proposed; and

WHEREAS, said Board of Commissioners has done all things necessary and preliminary to the creation of said Las Vegas, Nevada Special Assessment District No. 481, including but not necessarily

limited to, the filing with the City Clerk by the City Engineer of a revised and accurate estimate of cost, plans, assessment plat, specifications and map, and desires now to order such improvements and work in Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5 by this ordinance.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DOES ORDAIN AS FOLLOWS:

SECTION 1. That said Board of Commissioners has determined, and does hereby determine, that each and every protest and objection filed or otherwise made in connection with Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5, of said Special Assessment District (representing less than fifty per cent (50%) of the frontage to be assessed in each or any individual assessment unit in said District) is without merit, and that the same be, and hereby is, overruled and finally passed upon by said Board.

SECTION 2. That there shall be, and hereby is, created an assessment district consisting of five (5) separate and distinct assessment units, for the purpose of grading, gravelling, macadamizing, paving, curbing, guttering, draining, and otherwise improving certain portions of Decatur Boulevard within said City described in the provisional order resolution passed and approved on the 18th day of December 1968, as Assessment Unit No. 1, the installation of sidewalks along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 2, the installation of a sanitary sewer project along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 3, the installation of street lights along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 4, and the upgrading of existing street lighting facilities along certain portions of Decatur Boulevard described

in said provisional order resolution as Assessment Unit No. 5, said Assessment District to be called and designated Las Vegas, Nevada, Special Assessment District No. 481, to include and be the same as the areas designated in the aforesaid provisional order resolution, and said improvements be, and hereby are, ordered.

SECTION 3. That the character and location of the improvements and the boundaries of the District, and of each assessment unit thereof, shall be in all respects as set forth in the aforesaid provisional order resolution (except to the extent inconsistent herewith), as more particularly shown in the plats, diagrams, plans and specifications as filed in the City Clerk's office prior to the adoption of said provisional order resolution, and as since remaining on file therein.

The boundaries of the District, which include all the lots and parcels to be assessed, shall be more particularly described as follows:

ASSESSMENT UNIT NO. 1 and ASSESSMENT UNIT No. 4

Certain tracts or parcels of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being described as follows:

Parcel No. 1

A portion of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., said Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) also being Government Lot IV, more fully described as follows:

COMMENCING at the Southwest corner of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2°21'00" East along the West line of said Section 19 a distance of 190.03 feet to the TRUE POINT OF BEGINNING; thence continuing along the West line of said Section 19 a distance of 324.55 feet; thence South 89°40'16" East a distance of 160.10 feet; thence South 2°21'00" West a distance of 323.80 feet; thence North 89°56'21" West a distance of 160.13 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2

A portion of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., said Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) also being Government Lot IV, more fully described as follows:

COMMENCING at the Southwest corner of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2°21'00" East along the West line of said Section 19 a distance of 1164.98 feet to the TRUE POINT OF BEGINNING; thence continuing along the West line of said Section 19 a distance of 159.50 feet to the Northwest corner of said Government Lot IV; thence South 89°40'16" East along the North line of said Government Lot IV a distance of 160.10 feet; thence South 2°21'00" West a dis-

tance of 159.50 feet; thence North $89^{\circ}40'16''$ West a distance of 160.10 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3

A portion of the Southwest Quarter (SW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., more fully described as follows:

The West 160 feet of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of said Section 19.

Excepting therefrom the Northerly 185.00 feet of the above described parcel.

Parcel No. 4

A portion of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., and a portion of the West Half (W-1/2) of the West Half (W-1/2) of Section 18, Township 20 South, Range 61 East and a portion of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of Section 18, Township 20 South, Range 61 East, and/or a portion of the Northeast Quarter (NE-1/4) of the Southeast Quarter (SE-1/4) of Section 13, Township 20 South, Range 60 East M.D.M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North $2^{\circ}21'00''$ East along the West line of said Section 19 a distance of 1326.28 feet to the center line of Eugene Avenue as shown on plat of College Heights No. 3A, as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada records, the TRUE POINT OF BEGINNING; thence North $2^{\circ}21'00''$ East along the West line of said section 19 a distance of 1326.29 feet to the Northwest corner of said Section 19; thence North $2^{\circ}27'23''$ East along the center line of Decatur Boulevard (120 feet wide) a distance of 1978.92 feet to a point in the center line of Madre Mesa Drive; thence North $87^{\circ}28'39''$ West along the center line of Madre Mesa Drive a distance of 160.00 feet; thence North $2^{\circ}27'23''$ East a distance of 638.85 feet; thence North $85^{\circ}12'52''$ East a distance of 88.78 feet to a point on the Southwesterly right of way line of Tonopah Highway (U.S. 95); thence South $35^{\circ}14'18''$ East along said Southwesterly right of way line a distance of 117.63 feet to a point in the center line of Decatur Boulevard; thence South $2^{\circ}27'23''$ West along the center line of Decatur Boulevard a distance of 265.00 feet; thence North $65^{\circ}21'22''$ East a distance of 164.85 feet to a point on said Southwesterly right of way line of Tonopah Highway; thence South $35^{\circ}14'18''$ East along said Southwesterly right of way line a distance of 21.67 feet; thence South $2^{\circ}27'23''$ West a distance of 2324.72 feet to a point on the North line of said Section 19; thence South $2^{\circ}21'00''$ West a distance of 1330.27 feet to the center line of said Eugene Avenue; thence North $87^{\circ}39'00''$ West along said center line of Eugene Avenue a distance of 160.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5

A portion of the Northeast Quarter (NE-1/4) of Section 24, Township 20 South, Range 60 East, M.D.M., more fully described as the East 160 feet of the following described parcel:

Said parcel being Lot 21 of Block 5 and the adjoining half streets of Curtis Park Manor No. 2 as shown by map recorded in Book 5 of Plats at Page 24 in the Office of the County Recorder, Clark County, Nevada.

Parcel No. 6

A portion of the Southeast Quarter (SE-1/4) of Section 13, Township 20 South, Range 60 East, M.D.M., more fully described as the East 160 feet of the following described parcel:

COMMENCING at the Southeast corner of said Section 13; thence North, along the East line of said Section 13, a distance of 495.00 feet to the TRUE POINT OF BEGINNING; thence West 381.00 feet; thence North 412.50 feet; thence East 95.50 feet; thence South 211.50 feet; thence East 95.00 feet; thence North 64.00 feet; thence East 190.50 feet to the East line of said Section 13; thence South, along said East line, 265.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7

A portion of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., including a portion of Block 1 of College Heights No. 3A as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada records, more fully described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2°21'00" East along the West line of said Section 19 a distance of 75.04 feet to the TRUE POINT OF BEGINNING; thence North 2°21'00" East along the West line of said Section 19 a distance of 1251.24 feet to the center line of Eugene Avenue as shown on said plat of College Heights No. 3A; thence South 87°39'00" East along said center line of Eugene Avenue for a distance of 160.00 feet; thence South 2°21'00" West a distance of 1246.03 feet to the South line of said Block 1 of College Heights No. 3A; thence North 89°31'00" West a distance of 160.10 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT NO. 2 and ASSESSMENT UNIT NO. 5

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, being described as follows:

A portion of the East Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 25, Township 20 South, Range 60 East, M.D.M., and being wholly within Golf Ridge Terrace Unit 5, including portions of Block 10 of said subdivision, more fully described as follows:

COMMENCING at the Southeast (SE) corner of the Northeast Quarter (NE-1/4) of said Section 25; thence North 0°39'45" East along the East line of said Section 25 a distance of 892.08 feet to a point in the East line of said Section 25, the TRUE POINT OF BEGINNING; thence North 88°37'36" West a distance of 170.00 feet; thence North 0°39'45" East a distance of 440.03 feet to a point on the North line of Lot 10, Block 10, of Golf Ridge Terrace as shown by map thereof on file in Book 6 of plats at Page 10, Clark County, Nevada Records; thence South 88°37'36" East along the North line and the Easterly prolongation of the North line of said Lot 10 a distance of 170.00 feet to a point in the East line of said Section 25; thence South 0°39'45" West along said East line of said Section 25 a distance of 440.08 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT NO. 3

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, being described as follows:

A portion of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M., including a portion of Block 1 of College Heights No. 3A as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada Records, more fully described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW-1/4) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2°21'00" East along the West line of said Section 19 a distance of 75.04 feet to the TRUE POINT OF BEGINNING; thence North 2°21'00" East along the West line of said Section 19

a distance of 1251.24 feet to the center line of Eugene Avenue as shown on said plat of College Heights No. 3A, thence South 87°39'00" East along said center line of Eugene Avenue for a distance of 160.00 feet; thence South 2°21'00" West a distance of 1246.03 feet to the South line of said Block 1 of College Heights No. 3A; thence North 89°31'00" West a distance of 160.10 feet to the TRUE POINT OF BEGINNING.

SECTION 4. 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 benefited property abutting said improvements in Assessment Unit No.1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5, on a front foot basis, i.e., on the basis that each lot or parcel of property to be assessed in each assessment unit shall be assessed a portion of the aggregate dollar amount being levied against that particular entire assessment unit in proportion that the frontage of said lot or parcel which abuts the improvements bears to the frontage of all the assessable property abutting the improvements in such assessment unit, provided that in each assessment unit an equitable adjustment will be made for assessments levied against any irregular lots or parcels, so that the assessments according to benefits are equal and uniform. In Assessment Unit No. 1 the costs of paving street intersections shall be included in the total costs being levied and shall be assessed against each lot or parcel of property within such assessment unit on the aforesaid front foot basis. 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 assessments, in the case of wedge or V or other irregularly shaped tracts, an amount apportioned thereto shall be in proportion to the several benefits to be derived thereby.

SECTION 5. Except as shown on the plans and specifications now on file in the Office of the City Clerk, the character of such improvements shall be more particularly as follows:

ASSESSMENT UNIT NO. 1 (STREET IMPROVEMENTS)

The street paving shall consist of one-half inch open grade asphaltic concrete pavement, five and one-half inch asphaltic concrete pavement, bituminous prime coat, four inch type II aggregate base and four inch type I aggregate sub-base, and 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 that 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 now on file in the Office of the City Clerk.

ASSESSMENT UNIT NO. 2 (SIDEWALKS)

The sidewalk shall be four inch concrete slab over 5 inch minimum type II gravel 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 more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT NO. 3 (SANITARY SEWERS)

The improvement shall consist of eight inch vitrified clay sewer pipe, four inch vitrified clay sewer laterals from eight inch sewer pipe to lot lines and necessary manholes, 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 more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT NO. 4 (STREET LIGHTS)

The improvements shall include the installation of a new street lighting system consisting of mercury vapor luminaires, steel lighting standards on concrete bases, and underground or overhead circuits (as shown on the plans), 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 more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT NO. 5 (UPGRADING EXISTING STREET LIGHTS)

The improvements shall consist of the upgrading of the existing street lighting system by installing eight foot mast arms and mercury vapor

luminaires on existing lighting standards, 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 more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

SECTION 6. That all actions (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the construction and installation of the improvements within each of the assessment units of said Assessment District No. 481, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same hereby are, ratified, approved and confirmed.

SECTION 7. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance, are hereby repealed.

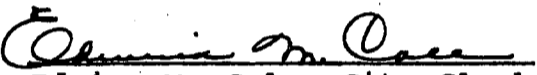
SECTION 8. That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

Section 9. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun, a daily newspaper published in and of general circulation in said City, and this ordinance shall become effective immediately following the second publication thereof.

PASSED, ADOPTED AND APPROVED THIS 3rd day of June, 1970


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 20th day of May, 1970, and referred to the following committee composed of Commissioners Howery and Thornley for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of June, 1970; which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Coblentz, Thornley, Howery, Corey
and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:


ORAN K. GRAGSON, MAYOR

ATTEST:


Edwina M. Cole, City Clerk

ORDINANCE NO. 1457

AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 481, ORDERING THE GRADING, GRAVELLING, MACADAMIZING, PAVING, CURBING, GUTTERING, SIDEWALKING, DRAINING, AND OTHERWISE IMPROVING, INSTALLATION OF STREET LIGHTS AND UPGRADING OF EXISTING STREET LIGHTS TO MEET CURRENT STANDARDS, ALONG CERTAIN STREETS AND PORTIONS THEREOF, WITH INTERSECTIONS AND THE INSTALLATION OF SANITARY SEWER SYSTEMS AND APPURTENANCES, ALL WITHIN THE CITY OF LAS VEGAS, NEVADA; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS FOR THE IMPROVEMENTS TO BE INSTALLED; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Assessment District No. 481, consisting of five (5) separate and distinct assessment units, described in the provisional order resolution passed and approved on the 18th day of December, 1968 and providing for the construction of the following improvements, to wit:

Assessment Unit No. 1, providing for the grading, graveling, macadamizing, paving, curbing, guttering, draining, and otherwise improving certain portions of Decatur Boulevard within said City;

Assessment Unit No. 2, providing for the installation of sidewalks along certain portions of said Decatur Boulevard;

Assessment Unit No. 3, providing for the installation of a sanitary sewer project along certain portions of said Decatur Boulevard;

Assessment Unit No. 4, providing for the installation of street lights along certain portions of said Decatur Boulevard; and

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Foreman 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

Two times in two weeks (once a week)

from June 6, 1970 to June 13, 1970

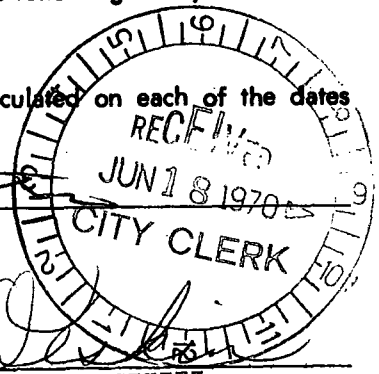
inclusive, being the issues of said newspaper for the following dates, to-wit:

June 6, 13, 1970

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

Signed Robert E. Hunter

Subscribed and sworn to before me this 13th day of June, 1970



My Commission Expires Notary Public and County Clerk, Nevada
RUTHE V. DESKIN



Notary Public - State of Nevada
COUNTY OF CLARK
My Commission Expires April 14, 1973

Assessment Unit No. 5, providing for the upgrading of existing street lighting facilities along certain portions of said Decatur Boulevard, in order to meet current standards, and to defray the entire costs and expenses of all of the aforesaid improvements by special assessments, according to benefits, against the taxable lots and premises in each assessment unit of said District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes, and the aforesaid provisional order resolution, said Board of Commissioners declared its determination to create the District for the purpose of making said improvements within each assessment unit thereof, stating therein the improvements, that the entire expense thereof shall be paid by special assessment, and that the assessment is to be made according to the benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made within each assessment unit of said District; and

WHEREAS, pursuant to said resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plans and diagrams thereto filed, and of the time and place of hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at said hearing no protests, either written or oral, were received with respect to Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5 filed written or oral objections; and

WHEREAS, said Board determined it to be in the best interest of each of the individual units of said District, the City, and the inhabitants thereof to create the District as theretofore proposed; and

WHEREAS, said Board of Commissioners has done all things necessary and preliminary to the creation of said Las Vegas, Nevada Special Assessment District No. 481, including but not necessarily limited to, the filing with the City Clerk by the City Engineer of a revised and accurate estimate of cost, plans, assessment plat, specifications and map, and desires now to order such improvements and work in Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5 by this ordinance.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, DOES ORDAIN AS FOLLOWS:

SECTION 1. That said Board of Commissioners has determined, and does hereby determine, that each and every protest and objection filed or otherwise made in connection with Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5, of said Special Assessment District (representing less than fifty per cent (50%) of the frontage to be assessed in each or any individual assessment unit in said District) is without merit, and that the same be, and hereby is, overruled and finally passed upon by said Board.

SECTION 2. That there shall be, and hereby is, created an assessment district consisting of five (5) separate and distinct assessment units, for the purpose of grading, graveiling, macadamizing, paving, curbing, guttering, draining, and otherwise improving certain portions of Decatur Boulevard within said City described in the provisional order resolution passed and approved on the 18th day of December 1968, as Assessment Unit No. 1, the installation of sidewalks along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 2, the installation of a sanitary sewer project along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 3, the installation of street lights along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 4, and the upgrading of existing street lighting facilities along certain portions of Decatur Boulevard described in said provisional order resolution as Assessment Unit No. 5, said Assessment District to be called and designated Las Vegas, Nevada, Special Assessment District No. 481, to include and be the same as the areas designated in the aforesaid provisional order resolution, and said improvements, be, and hereby are, ordered.

SECTION 3. That the location of the improvements, the boundaries of the District, and each assessment unit thereof, be in all respects as set forth in the aforesaid provisional order resolution (except to the extent inconsistent herewith), as more particularly shown in the plats, diagrams, plans and specifications as filed in the City Clerk's office prior to the adoption of said provisional order resolution, and as since remaining on file therein.

The boundaries of the District, which include all the lots and parcels to be assessed, shall be more particularly described as follows:

ASSESSMENT UNIT No. 1
ASSESSMENT UNIT No. 4

Certain tracts or parcels of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being described as follows:

Parcel No. 1

A portion of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M., said Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) also being Government Lot IV, more fully described as follows:

COMMENCING at the Southwest corner of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 190.03 feet to the TRUE POINT OF BEGINNING; thence continuing along the West line of said Section 19 a distance of 324.55 feet; thence South 89° 40' 16" East a distance of 160.10 feet; thence South 2° 21' 00" West a distance of 323.80 feet; thence North 89° 56' 21" West a distance of 160.13 feet to the TRUE POINT OF BEGINNING.

Parcel No. 2

A portion of the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M., said Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) also being Government Lot IV, more fully described as follows:

COMMENCING at the Southwest corner of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 1164.98 feet to the TRUE POINT OF BEGINNING; thence continuing along the West line of said Section 19 a distance of 159.50 feet to the Northwest corner of said Government Lot IV; thence South 89° 40' 16" East along the North line of said Government Lot IV a distance of 160.10 feet; thence South 2° 21' 00" West a distance of 159.50 feet; thence North 89° 40' 16" West a distance of 160.10 feet to the TRUE POINT OF BEGINNING.

Parcel No. 3

A portion of the Southwest Quarter (SW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M., more fully described as follows:

The West 160 feet of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of said Section 19. Excepting therefrom the Northerly 185.00 feet of the above described parcel.

Parcel No. 4

A portion of the West Half (W¹/₂) of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M., and a portion of the West Half (W¹/₂) of the West Half (W¹/₂) of Section 18, Township 20 South, Range 61 East, and a portion of the Northwest Quarter (NW¹/₄) of the Southwest Quarter (SW¹/₄) of Section 18, Township 20 South, Range 61 East, and a portion of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section 13, Township 20 South, Range 60 East M.D.M., described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 1326.28 feet to the center line of Eugene Avenue as shown on said plat of College Heights No. 3A, as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada records, the TRUE POINT OF BEGINNING; thence North 2° 21' 00" East along the West line of said section 19 a distance of 1326.29 feet to the Northwest corner of said Section 19; thence North 2° 27' 23" East along the center line of Decatur Boulevard (120 feet wide) a distance of 1978.92 feet to a point in the center line of Madre Mesa Drive; thence North 87° 28' 39" West along the center line of Madre Mesa Drive a distance of 160.00 feet; thence North 2° 27' 23" East a distance of 638.85 feet; thence North 85° 12' 52" East a distance of 88.78 feet to a point on the Southwesterly right of way line of Tonopah Highway (U.S. 95); thence South 35° 14' 18" East along said Southwesterly right of way line a distance of 117.63 feet to a point in the center line of Decatur Boulevard; thence South 2° 21' 23" West along the center line of Decatur Boulevard a distance of 265.00 feet; thence North 65° 21' 22" East a distance of 164.8 feet to a point on said Southwesterly right of way line of Tonopah Highway; thence South 35° 14' 18" East along said Southwesterly right of way line a distance of 21.67 feet; thence South 2° 27' 23" West a distance of 2324.72 feet to a point on the North line of said Section 19; thence South 2° 21' 00" West a distance of 1330.27 feet to the center line of said Eugene Avenue; thence North 87° 39' 00" West along said center line of Eugene Avenue a distance of 160.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5

A portion of the Northeast Quarter (NE¹/₄) of Section 24, Township 20 South, Range 60 East, M.D.M., more fully described as the East 160 feet of the following described parcel:

Said parcel being Lot 21 of Block 5 and the adjoining half streets of Curtis Park Manor No. 2 as shown by map recorded in Book 5 of Plats; at Page 24 in the Office of the County Recorder, Clark County, Nevada.

Parcel No. 6

A portion of the Southeast Quarter (SE¹/₄) of Section 13, Township 20 South, Range 60 East, M.D.M., more fully described as the East 160 feet of the following described parcel:

COMMENCING at the Southeast corner of said Section 13; thence North, along the East line of said Section 13, a distance of 495.00 feet to the TRUE POINT OF BEGINNING; thence West 381.00 feet; thence North 412.50 feet; thence East 95.50 feet; thence South 211.50 feet; thence East 95.00 feet; thence North 64.00 feet; thence East 190.50 feet to the East line of said Section 13; thence South, along said East line, 265.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7

A portion of the West Half (W¹/₂) of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 62 East, M.D.M., including a portion of Block 1 of College Heights No. 3A as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada records, more fully described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 75.04 feet to the TRUE POINT OF BEGINNING; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 1251.24 feet to the center line of Eugene Avenue as shown on said plat of College Heights No. 3A; thence South 87° 39' 00" East along said center line of Eugene Avenue for a distance of 160.00 feet; thence South 2° 21' 00" West a distance of 1246.03 feet to the South line of said Block 1 of College Heights No. 3A; thence North 89° 31' 00" West a distance of 160.10 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT No. 2
ASSESSMENT UNIT No. 5

Certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, being described as follows:

A portion of the East Half (E¹/₂) of the Northeast Quarter (NE¹/₄) of Section 25, Township 20 South, Range 63 East, M.D.M., and being wholly within Golf Ridge Terrace Unit 5, including portions of Block 10 of said subdivision, more fully described as follows:

COMMENCING at the Southeast (SE) corner of the Northeast Quarter (NE¹/₄) of said Section 25; thence North 0° 39' 45" East along the East line of said Section 25 a distance of 892.08 feet to a point in the East line of said Section 25, the TRUE POINT OF BEGINNING; thence North 88° 37' 36" West a distance of 170.00 feet; thence North 0° 39' 45" East a distance of 440.03 feet to a point on the North line of Lot 10, Block 10, of Golf Ridge Terrace as shown by map thereof on file in Book 6 of plats at Page 10, Clark County, Nevada Records; thence South 88° 37' 36" East along the North line and the Easterly prolongation of the North line of said Lot 10 a distance of 170.00 feet to a point in the East line of said Section 25; thence South 0° 39' 45" West along said East line of said Section 25 a distance of 440.08 feet to the TRUE POINT OF BEGINNING.

ASSESSMENT UNIT No. 3

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, being described as follows:

A portion of the West Half (W¹/₂) of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M., including a portion of Block 1 of College Heights No. 3A as shown by map thereof on file in Book 9 of Plats, Page 42, Clark County, Nevada Records, more fully described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW¹/₄) of Section 19, Township 20 South, Range 61 East, M.D.M.; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 75.04 feet to the TRUE POINT OF BEGINNING; thence North 2° 21' 00" East along the West line of said Section 19 a distance of 1251.24 feet to the center line of Eugene Avenue as shown on said plat of College Heights No. 3A; thence South 87° 39' 00" East along said center line of Eugene Avenue for a distance of 160.00 feet; thence South 2° 21' 00" West a distance of 1246.03 feet to the South line of said Block 1 of College Heights No. 3A; thence North 89° 31' 00" West a distance of 160.16 feet to the TRUE POINT OF BEGINNING.

SECTION 4. 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 benefited property abutting said improvements in Assessment Unit No. 1, Assessment Unit No. 2, Assessment Unit No. 3, Assessment Unit No. 4, and Assessment Unit No. 5, on a front foot basis, i.e., on the basis that each lot or parcel of property to be assessed in each assessment unit shall be assessed a portion of the aggregate dollar amount being levied against that particular entire assessment unit in proportion that the frontage of said lot or parcel which abuts the improvements bears on the frontage of all the assessable property abutting the improvements in such assessment unit, provided that in each assessment unit an equitable adjustment will be made for assessments levied against any irregular lots or parcels, so that the assessments according to benefits are equal and uniform. In Assessment Unit No. 1 the costs of paving street intersections shall be included in the total costs being levied and shall be assessed against each lot or parcel of property within such assessment unit on the aforesaid front foot basis. 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 attached assessment plan.

Benefits of the basis used for apportioning assessments, in the case of wedge or Y or other irregularly shaped tracts, an amount apportioned thereto shall be in proportion to the several benefits to be derived thereby.

SECTION 5. Except as shown on the plans and specifications now on file in the Office of the City Clerk, the character of such improvements shall be more particularly as follows:

ASSESSMENT UNIT No. 1

(STREET IMPROVEMENTS)

The street paving shall consist of one-half inch open grade asphaltic concrete pavement, five and one-half inch asphaltic concrete pavement, bituminous prime coat, four inch type 11 aggregate base and four inch type aggregate sub-base, and 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 that are deemed necessary to complete same, as more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT No. 2

(SIDEWALKS)

The sidewalk shall be four inch concrete slab over 5 inch minimum type 11 gravel 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 more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT No. 3

(SANITARY SEWERS)

The improvement shall consist of eight inch vitrified clay sewer pipe, four inch vitrified clay sewer laterals from eight inch sewer pipe to lot lines and necessary manholes, 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 more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT No. 4

(STREET LIGHTS)

The improvements shall include the installation of a new street lighting system consisting of mercury vapor luminaries, steel lighting standards on concrete bases, and underground or overhead circuits (as shown on the plans), 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 more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

ASSESSMENT UNIT No. 5
(UPGRADING EXISTING
STREET LIGHTS)

The improvements shall consist of the upgrading of the existing street lighting system by installing eight foot mast arms and mercury vapor luminaries on existing lighting standards, 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 more particularly shown by the plans, diagrams and plans of the work and of the locality to be improved now on file in the Office of the City Clerk.

SECTION 6. That all actions (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the construction and installation of the improvements within each of the assessment units of said Assessment District No. 481, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same hereby are, ratified, approved and confirmed.

SECTION 7. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, regulations and ordinances, in conflict with this ordinance, are hereby repealed.

SECTION 8. That if any one or more sections, sentences, clauses or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and invalidity of any section, sentence, clause or part of this ordinance in any one or more instances shall not affect or prejudice in any way the applicability and validity of this ordinance, in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

Section 9. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun,

a daily newspaper published in and of general circulation in said City, and this ordinance shall become effective immediately following the second publication thereof.

PASSED, ADOPTED AND APPROVED THIS 3rd day of June, 1970.

(s) ORAN K. GRAGSON, Mayor.

ATTEST:
(s) EDWINA M. COLE,
City Clerk.
(SEAL)

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 20th day of May, 1970, and referred to the following committee composed of Commissioners Howery and Thornley for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of June, 1970, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

VOTING "AYE": Commissioners Coblenz, Thornley, Howery, Corey, and Mayor Gragson.
VOTING "NAY": None.
ABSENT: None.

APPROVED:
(s) ORAN K. GRAGSON, Mayor.

ATTEST:
(s) EDWINA M. COLE,
City Clerk.
(SEAL)

Pub.: June 6, 13, 1970.