

1 BILL NO. 82-1

2 ORDINANCE NO. 2263

3
4 AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT
5 DISTRICT NO. 403; ORDERING THE IMPROVEMENTS OF CERTAIN STREETS
6 AND PARTS THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF
7 SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN
8 RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS.

9
10 Sponsored by: ordinance required Intent of Bill: Step
11 by step procedure. requirement.

12 WHEREAS, the Board of Commissioners of the City of
13 Las Vegas, Nevada, has heretofore taken action preliminary to the
14 creation of Las Vegas, Nevada, Special Improvement District No. 403,
15 for the purpose of improving certain streets and parts thereof,
16 within that certain area of said City described in the Provisional
17 Order Resolution passed and approved on the 7th day of October,
18 1981, and to defray the entire costs and expenses thereof by
19 special assessments, according to benefits, against the taxable
20 lots and premises in each assessment unit of said District; and

21 WHEREAS, pursuant to Chapter 271 of Nevada Revised
22 Statutes, and the aforesaid Provisional Order Resolution, said
23 Board of Commissioners declared its determination to create the
24 District for the purpose of making said improvements within each
25 assessment unit thereof, stating therein the improvements, that
26 the entire expense thereof shall be paid by special assessments,
27 and that the assessment is to be made according to benefits, by
28 apt description designating the District, including the lands
29 to be so assessed and definitely locating the improvements to be
30 made within each assessment unit of said District; and

31 WHEREAS, pursuant to said Resolution, said Board of
32 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

1 thereon, and said notice was given in the manner specified by the
2 laws of the State of Nevada and in accordance with the directions
3 contained in said Resolution; and

4 WHEREAS, the manner of giving such notice by mail, pub-
5 lication and posting was reasonably calculated to inform the
6 parties of the proceedings concerning the District which might
7 directly and adversely affect their legally protected interest; and

8 WHEREAS, at said hearing with respect to Assessment
9 Units I, II, III, and IV:

10 1. No protests, either written or verbal, were received
11 with respect to assessable area.

12 2. The Board of City Commissioners determined it to be
13 in the best interests of said District, the City and the inhabi-
14 tants thereof to create the District as heretofore proposed.

15 3. The owners of less than one-half of the area to be
16 assessed filed written or verbal objections; and

17 WHEREAS, said Board of Commissioners has done all things
18 necessary and preliminary to the creation of said Las Vegas,
19 Nevada Special Improvement District No. 403, including, but not
20 necessarily limited to, the filing with the City Clerk by the
21 City Engineer of a revised and accurate estimate of the cost, plans,
22 assessment plat, specifications and map, and desires now to order
23 such improvements and work by this ordinance.

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

26 SECTION 1. That there shall be, and hereby is, created
27 an improvement district for the purpose of improving certain
28 streets and parts thereof within that certain area of said City
29 described in the Provisional Order Resolution passed and approved
30 on the 7th day of October, 1981 to include and be the same as the
31 areas designated in the aforesaid Provisional Order Resolution, and
32 said improvements be, and hereby are ordered.

1 SECTION 2. That the character and location of the im-
2 provements and the boundaries of the District shall be in all re-
3 spects as set forth in the aforesaid Provisional Order Resolution
4 (except to the extent inconsistent herewith) as more particularly
5 shown on the plats, diagrams, plans and specifications as filed
6 in the City Clerk's office prior to the adoption of said Provisional
7 Order Resolution, and as since remaining on file therein.

8 The boundaries of the District, which include all the
9 lots and parcels to be assessed, shall be more particularly de-
10 scribed as follows:

11 UNIT I (Parking Lane)

12 All those parcels of land adjoining Bonanza Road, in
13 the City of Las Vegas, County of Clark, State of Nevada, as follows:

14 On the North from a point 630 feet (more or less) Easterly
15 of the centerline of Eastern Avenue (100 feet wide) to Wardelle
16 Street; from Manning Street to Peco Drive.

17 On the South from a point 197 feet (more or less) Easterly
18 of the centerline of Eastern Avenue to a point 328 feet (more or
19 less) Westerly of the centerline of 28th Street; from 30th Street
20 to Pecos Drive.

21 UNIT II (Curb & Gutter)

22 All those parcels of land adjoining Bonanza Road, in
23 the City of Las Vegas, County of Clark, State of Nevada, as follows:

24 On the North from a point 630 feet (more or less) Easterly
25 of the centerline of Eastern Avenue to Wardelle Street; from
26 Manning Street to a point 1000 feet (more or less) Westerly of the
27 centerline of Pecos Drive.

28 On the South from a point 660 feet (more or less) Easterly
29 of the centerline of Eastern Avenue to a point 328 feet (more or
30 less) Westerly of the centerline of 28th Street; from 30th Street
31 to Pecos Drive.

32 UNIT III (Street Lights)

 All those parcels of land adjoining Bonanza Road, in
the City of Las Vegas, County of Clark, State of Nevada, as follows:

 On the North from Eastern Avenue to Wardelle Street; from
Manning Street to a point 505 feet (more or less) Westerly of the
centerline of Pecos Drive.

 On the South from a point 660 feet (more or less) Easterly
of the centerline of Eastern Avenue to a point 330 feet (more or
less) Westerly of the centerline of 28th Street; from 30th Street
to Pecos Drive.

1 UNIT IV (Sidewalks)

2 All those parcels of land adjoining Bonanza Road, in
3 the City of Las Vegas, County of Clark, State of Nevada, as follows:

4 On the North from a point 458 feet (more or less) Easterly
5 of the centerline of Eastern Avenue to Wardelle Street; from
6 Manning Street to a point 1000 feet (more or less) Westerly of the
7 centerline of Pecos Drive.

8 On the South from a point 661 feet (more or less) Easterly
9 of the centerline of Eastern Avenue to a point 998 feet (more or
10 less) Easterly of the centerline of Eastern Avenue; from 30th
11 Street to Pecos Drive.

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

14 All persons interested are hereby advised that the plans,
15 plats, typical sections, preliminary estimates of cost, the de-
16 scription of the property to be assessed, the portion of the cost
17 to be assessed thereagainst and the maximum amount of benefits
18 estimated to be conferred on each piece or parcel of property are
19 on file in the Office of the City Clerk and may be inspected by
20 any property owner, or other interested persons, during regular
21 office hours.

22 SECTION 3. The amounts to be assessed shall be made upon
23 all lots and parcels of property benefitted, proportionately to
24 the benefits received and shall be assessed against the property
25 abutting said improvements in Assessment Units I, II, III and IV,
26 on an area basis, i.e., on the basis that each lot or parcel of
27 property to be assessed in each such assessment unit shall be
28 assessed a portion of the aggregate dollar amount being levied
29 against that particular entire assessment in the proportion that
30 the area of said lot or parcel bears to the area of all assessable
31 property in such assessment unit, provided that the depth of a lot
32 or parcel in excess of 100 feet from the frontage facing the im-
provements shall not be considered in computing the area of such
lot or parcel; provided that in each assessment unit an equitable
adjustment will be made for assessments levied against any

1 irregular lots or parcels, so that the assessments according to
2 benefits are equal and uniform. The portion of the costs to be
3 assessed against, and the maximum benefits estimated to be con-
4 ferred upon each lot or parcel of property shall be as stated in
5 the aforesaid assessment plat.

6 Regardless of the basis used in apportioning assessments,
7 in the case of wedge or "V" or other irregularly shaped tracts, an
8 amount apportioned thereto shall be in proportion to the special
9 benefits to be derived.

10 SECTION 4. Except as shown on the plans and specifi-
11 cations now on file in the Office of the City Clerk, the character
12 of such improvements shall be more particularly as follows:

13 UNIT I

14 The improvements include the installation of a parking
15 lane, varying in width from 8 feet to 10 feet, along both sides
16 of Bonanza Road from Eastern Avenue to Pecos Drive, except where
17 adequate improvements have previously been installed, all in con-
18 junction with the installation of driving lanes, median islands
19 and drainage facilities to be paid for with funds other than the
20 levy of assessments, to include the necessary installation, removal
21 and relocation of any and all utilities and appurtenances that are
22 deemed necessary to complete same, as more particularly shown on
23 the plats, diagrams and plans of the work and the locality to be
24 improved, now on file in the Office of the City Clerk.

25 UNIT II

26 The improvements include the installation of standard
27 "L" type curbs and gutters along both sides of Bonanza Road from
28 Eastern Avenue to Pecos Drive, except where adequate curbs and
29 gutters have previously been installed, all in conjunction with
30 the installation of driving lanes, median islands and drainage
31 facilities to be paid for with funds other than the levy of assess-
32 ments, to include the installation, removal and relocation of any

1 and all utilities and appurtenances that are deemed necessary to
2 complete same, as more particularly shown on the plats, diagrams
3 and plans of the work and the locality to be improved, now on
4 file in the Office of the City Clerk.

5 UNIT III

6 The improvements include the installation of street
7 lighting, consisting of 250 Watt High Pressure Sodium luminaires
8 and steel lighting standards on concrete bases, with underground
9 wiring, along both sides of Bonanza Road from Eastern Avenue to
10 Pecos Drive, except where adequate street lights have previously
11 been installed, all in conjunction with the installation of
12 driving lanes, median islands and drainage facilities to be paid
13 for with funds other than the levy of assessments, to include
14 the necessary installation, removal and relocation of any and
15 all utilities and appurtenances that are deemed necessary to
16 complete same, as more particularly shown on the plats, diagrams
17 and plans of the work and the locality to be improved, now on
18 file in the Office of the City Clerk.

19 UNIT IV

20 The improvements include the installation of standard
21 concrete sidewalks, six feet in width, with commercial or resi-
22 dential driveway openings as required, except where adequate
23 sidewalks have previously been installed, on both sides of
24 Bonanza Road from Eastern Avenue to Pecos Drive, all in con-
25 junction with the installation of driving lanes, median islands,
26 and drainage facilities, to be paid for with funds other than the
27 levy of assessments, to include the necessary installation,
28 removal and relocation of any and all utilities and appurtenances
29 that are deemed necessary to complete same, as more particularly
30 shown on the plats, diagrams and plans of the work and locality
31 to be improved, now on file in the Office of the City Clerk.

32 . . .

1 SECTION 5. That all actions (not inconsistent with the
2 provisions of this ordinance) heretofore taken by the City of
3 Las Vegas, and the officers of said City, directed toward the con-
4 struction and installation of the improvements within said Im-
5 provement District No. 403, toward the creation of said District
6 No. 403, and toward the levying and effecting of special assess-
7 ments to defray the cost thereof, be, and the same hereby are,
8 ratified, confirmed and approved.

9 SECTION 6. That all by-laws, orders, resolutions and
10 ordinances, or parts of by-laws, orders, resolutions and ordinances,
11 in conflict herewith are hereby repealed.

12 SECTION 7. That if any one or more sections, sentences,
13 clauses, or parts of this ordinance shall, for any reason, be
14 questioned or be held invalid, such judgment shall not affect,
15 impair, or invalidate the remaining provisions of this ordinances,
16 but shall be confined in its operation to the specific sections,
17 sentences, clauses, or parts of this ordinance in any one or more
18 instances shall not affect or prejudice in any way the applicability
19 and validity of this ordinance in any other instance.

20 SECTION 8. That the City Clerk and Clerk of the Board
21 of Commissioners of the City of Las Vegas shall cause this ordi-
22 nance to be published once a week for two successive weeks im-
23 mediately following its final reading and adoption, in the Las
24 Vegas Review Journal, a daily newspaper published in and of general
25 circulation in said City, and this ordinance shall become effective
26 immediately following the second publication thereof.

27 PASSED, ADOPTED AND APPROVED this 20th day of January
28 1982.

29 
30 WILLIAM H. BRIARE, MAYOR

31 ATTEST:

32 
CAROL ANN HAWLEY, CITY CLERK

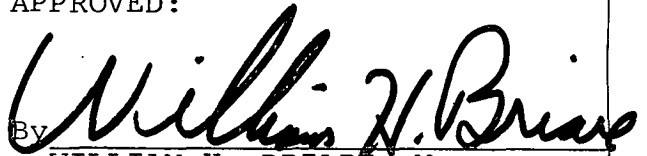
1 The above and foregoing ordinance was first proposed and read by
2 title to the Board of Commissioners on the 6th day of January
3 _____, 1982, and referred to the following committee composed
4 of Commissioners Christensen and Lurie
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 20th day of January,
7 1982, which was a regular meeting of said Board;
8 that at said regular meeting, the proposed ordinance
9 was read by title to the Board of Commissioners as first
10 introduced and adopted by the following vote:

11
12 VOTING "AYE" Commissioners: Christensen, Levy, Lurie, Woofter & Mayor Briare


13 VOTING "NAY" Commissioners: None

14 ABSENT: None

15 APPROVED:

16 
17 By WILLIAM H. BRIARE, Mayor

18
19 ATTEST:

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21 Carol Ann Hawley, City Clerk

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper 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 one insertions from period of January 13, 1982 to January 13, 1982 inclusive, being the issue of said newspaper for the following dates, to wit:

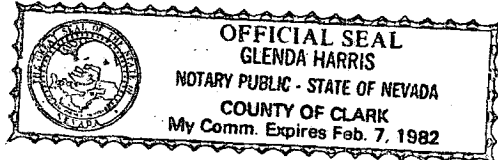
January 13, 1982

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

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me
this 13 day of Jan, 1982
Glenda Harris

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



BILL NO. 82-1
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 403; ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND PARTS THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS:
Sponsored by:
Ordinance required by step procedure
Intent of Bill: Step requirement
At a Commission Meeting on
January 6, 1982
BILL NO. 82-1 was read by title and referred to Recommending Committee:
Commissioners Christensen and Lurie
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
Pub. Jan. 13, 1982

LICENSING DEPT
JAN 13 1982

RECEIVED

JAN 14 11 27 AM '82

MY CLERK

FINANCE DEPT

JAN 14 10 53 AM '82

RECEIVED

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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January 23, 1982

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

SIGNED _____

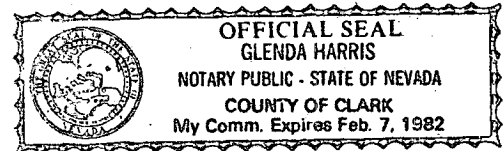
George J. Vasconi
GEORGE J. VASCONI

BILL NO. 82-1
ORDINANCE NO. 2263 -
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 403; ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND PARTS THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREON; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS.
Sponsored by:
Ordinance required by step procedure
Intent of Bill: Step requirement.
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 6th day of January, 1982, and referred to the following committee composed of Commissioners Christensen and Lurie for recommendation; thereafter the said committee reported favorably on said ordinance on the 20th day of January, 1982 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: Christensen, Levy, Lurie, Woolter and Mayor Briare
VOTING "NAY" Commissioners: None
ABSENT: None
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
Pub. Jan. 23, 1982

Subscribed and sworn to before me this 28 day of Jan, 1982

Glenda Harris

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



RECEIVED

JAN 29 11 23 AM '87

FINANCE DEPT.

CITY CLERK

JAN 22 11 52 AM '87

RECEIVED

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