

1 AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL  
2 IMPROVEMENT DISTRICT NO. 428; ORDERING THE IM-  
3 PROVEMENT OF CERTAIN STREETS AND PARTS THEREOF;  
4 PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL  
5 ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE  
6 TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR  
7 RELATED MATTERS.

8 Sponsored By: Intent of Bill: Step Require-  
9 ment.

10 WHEREAS, the Board of Commissioners of the City of  
11 Las Vegas, Nevada, had heretofore taken action preliminary  
12 to the creation of Las Vegas, Nevada, Special Improvement  
13 District No. 428, for the purpose of improving certain streets  
14 and parts thereof, within that certain area of said City  
15 described in the Provisional Order Resolution passed and  
16 approved on the 15th day of August, 1979 and to defray the  
17 entire costs and expenses thereof by special assessments,  
18 according to benefits, against the taxable lots and premises  
19 in each assessment unit of said District; and

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

31 WHEREAS, pursuant to said Resolution, said Board  
32 of Commissioners directed the City Clerk of said City to  
give notice of the estimates of the expense of the improve-  
ments and plats and diagrams theretofore filed, and of the

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

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

10 WHEREAS, at said hearing with respect to Assess-  
11 ment Unit No. I, II and III:

12 1. No protests, either written or verbal were  
13 received with respect to Assessable Area.

14 2. The Board of City Commissioners determined  
15 it to be in the best interests of said District, the City  
16 and the inhabitants thereof to create the District as here-  
17 tofore proposed.

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

20 WHEREAS, said Board of Commissioners has done all  
21 things necessary and preliminary to the creation of Las  
22 Vegas, Nevada, Special Improvement District No. 428, including,  
23 but not necessarily limited to, the filing with the City  
24 Clerk by the City Engineer of a revised and accurate estimate  
25 of the cost, plans, assessment plat, specifications and map,  
26 and desires now to order such improvements and work by this  
27 ordinance.

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

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31 / / /  
32 / / /



1 of the centerline of Michael Way; from a point 60 feet  
2 Easterly of the centerline of Decatur Boulevard (120 feet  
3 wide) to a point 1812 feet, more or less, Easterly of the  
4 centerline of Decatur Boulevard.

5 On the North, from a point 50 feet Easterly of the  
6 centerline of Jones Boulevard to a point 687 feet, more or  
7 less, Easterly of the centerline of Jones Boulevard; from a  
8 point 403 feet, more or less, Westerly of the centerline of  
9 Michael Way to a point 502 feet, more or less, Easterly of  
10 the centerline of Michael Way (80 feet wide); from a point  
11 60 feet Easterly of the centerline of Decatur Boulevard to a  
12 point 1709 feet, more or less, Easterly of the centerline of  
13 Decatur Boulevard.

14 UNIT II

15 All those parcels of land adjoining Smoke Ranch  
16 Road, in the City of Las Vegas, County of Clark, State of  
17 Nevada, as follows:

18 On the South, from a point 424 feet, more or less,  
19 Westerly of the centerline of Jones Boulevard to a point 50  
20 feet Westerly of the centerline of Jones Boulevard, being  
21 the section line common to Section 23 and 24, Township 20  
22 South, Range 61 East, M.D.M.; from a point 50 feet Easterly  
23 of the centerline of Jones Boulevard to a point 200 feet;  
24 more or less, Easterly of the centerline of Jones Boulevard;  
25 from a point 40 feet Easterly of the centerline of Michael  
26 Way (80 feet wide) to a point 495 feet, more or less, Easterly  
27 of the centerline of Michael Way.

28 On the North, from a point 50 feet Easterly of the  
29 centerline of Jones Boulevard to a point 687 feet, more or  
30 less, Easterly of the centerline of Jones Boulevard; from a  
31 point 403 feet, more or less, Westerly of the centerline of  
32 Michael Way to a point 502 feet, more or less, Easterly of

1 the centerline of Michael Way (80 feet wide).

2 UNIT III

3 All those parcels of land adjoining Smoke Ranch  
4 Road, in the City of Las Vegas, County of Clark, State of  
5 Nevada, as follows:

6 On the South from a point 424 feet, more or less,  
7 Westerly of the centerline of Jones Boulevard to a point 50  
8 feet Westerly of the centerline of Jones Boulevard, being  
9 the section line common to Section 23 and 24, Township 20  
10 South, Range 60 East, M.D.M; from a point 50 feet Easterly  
11 of the centerline of Jones Boulevard to a point 264 feet,  
12 more or less, Easterly of the centerline of Jones Boulevard;  
13 from a point 40 feet Easterly of the centerline of Michael  
14 Way (80 feet wide) to a point 495 feet, more or less, Easterly  
15 of the centerline of Michael Way; from a point 290 feet,  
16 more or less, Westerly of the centerline of Decatur Boulevard  
17 to a point 60 feet Westerly of the centerline of Decatur  
18 Boulevard (120 feet wide); from a point 60 feet Easterly of  
19 the centerline of Decatur Boulevard to a point 1812 feet,  
20 more or less, Easterly of the centerline of Decatur Boulevard.

21 On the North, from a point 50 feet Easterly of the  
22 centerline of Jones Boulevard to a point 687 feet, more or  
23 less, Easterly of the centerline of Jones Boulevard; from a  
24 point 403 feet, more or less, Westerly of the centerline of  
25 Michael Way to a point 502 feet, more or less, Easterly of  
26 the centerline of Michael Way (80 feet wide); from a point  
27 60 feet Easterly of the centerline of Decatur Boulevard to a  
28 point 1709 feet, more or less, Easterly of the centerline of  
29 Decatur Boulevard.

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1           The proposed improvements will result in no sub-  
2           stantial change in the existing street elevations or grades.

3           All persons interested are hereby advised that the  
4           plans, plats, typical sections, preliminary estimates  
5           of cost, the description of the property to be assessed, the  
6           portion of the cost to be assessed thereagainst and the  
7           maximum amount of benefits estimated to be conferred on each  
8           piece or parcel of property are on file in the Office of the  
9           City Clerk and may be inspected by any property owner, or  
10          other interested persons, during regular office hours.

11           SECTION 3. The amounts to be assessed shall be  
12          made upon all lots and parcels of property benefitted,  
13          proportionately to the benefits received and shall be assessed  
14          against the property abutting said improvements in Assess-  
15          ment Units I, II, and III, on a front foot basis, i.e.,  
16          on the basis that each lot or parcel of property to be assessed  
17          in each assessment unit shall be assessed a portion of the  
18          aggregate dollar amount being levied against that particular  
19          entire assessment in the proportion that the footage of said  
20          lot or parcel fronting the improvements bear to the footage  
21          of all the assessable property in such assessment unit, pro-  
22          vided that in each assessment unit an equitable adjustment  
23          will be made for assessments levied against any irregular  
24          lots or parcels, so that the assessments according to benefits  
25          are equal and uniform. The portion of the costs to be assessed  
26          against, and the maximum amount of benefits estimated to be  
27          conferred upon each lot or parcel of property shall be as  
28          stated in the aforesaid assessment plat; and

29          Regardless of the basis used for apportioning  
30          assessments, in the case of wedge or "V" or other irregu-  
31          larly shaped tracts, an amount apportioned thereto shall be  
32          in proportion to the special benefits to be derived.

1 SECTION 4. Except as shown on the plans and  
2 specifications now on file in the Office of the City Clerk,  
3 the character of such improvements shall be more particularly  
4 as follows:

5 UNIT I

6 The improvements include the installation of a  
7 parking lane and concrete curbs and gutters on the south  
8 side of Smoke Ranch Road from a point approximately 423  
9 feet west of the centerline of Jones Boulevard to Rancho  
10 Drive and on the north side of Smoke Ranch Road from Jones  
11 Boulevard to Rancho Drive, except where adequate improvements  
12 have previously been installed, in conjunction with similar  
13 improvements being installed by Clark County, in those areas  
14 of the project outside the limits of the City of Las Vegas  
15 and the installation of driving lanes, median islands or  
16 left turn lanes and drainage facilities to be paid for with  
17 funds other than the levy of assessments, to include the  
18 necessary installation, removal and relocation of any and  
19 all utilities and appurtenances that are deemed necessary  
20 to complete same, as more particularly shown on the plats,  
21 diagrams and plans of the work and the locality to be im-  
22 proved, now on file in the Office of the City Clerk.

23 UNIT II

24 The improvements include the installation of  
25 concrete sidewalks on the south side of Smoke Ranch Road  
26 from a point approximately 423 feet west of the centerline  
27 of Jones Boulevard to Rancho Drive and on the north side  
28 of Smoke Ranch Road from Jones Boulevard to Rancho Drive,  
29 except where adequate sidewalks have previously been installed,  
30 in conjunction with similar improvements being installed by  
31 Clark County in those areas of the project outside the  
32 limits of the City of Las Vegas and the installation of

1 driving lanes, median islands or left turn lanes and drainage  
2 facilities to be paid for with funds other than the levy of  
3 assessments, to include the necessary installation, removal  
4 and relocation of any and all utilities and appurtenances  
5 that are deemed necessary to complete same, as more particularly  
6 shown on the plats, diagrams and plans of the work and  
7 locality to be improved, now on file in the Office of the  
8 City Clerk.

9 UNIT III

10 The improvements include the installation of  
11 street lights, consisting of high pressure sodium luminaires,  
12 steel standards on concrete bases and underground wiring, on  
13 the south side of Smoke Ranch Road from a point approximately  
14 423 feet west of the centerline of Jones Boulevard to Rancho  
15 Drive and on the north side of Smoke Ranch Road from Jones  
16 Boulevard to Rancho Drive, except where adequate street  
17 lights have previously been installed, in conjunction with  
18 similar improvements being installed by Clark County in  
19 those areas of the project outside the limits of the City of  
20 Las Vegas and the installation of driving lanes, median  
21 islands or left turn lanes and drainage facilities to be  
22 paid for with funds other than the levy of assessments, to  
23 include the necessary installation, removal and relocation  
24 of any and all utilities and appurtenances that are deemed  
25 necessary to complete same, as more particularly shown on  
26 the plats, diagrams and plans of the work and the locality  
27 to be improved, now on file in the Office of the City Clerk.

28 SECTION 5. That all actions (not inconsistent  
29 with the provisions of this ordinance) heretofore taken by  
30 the City of Las Vegas, and the officers of said City, directed  
31 toward the construction and installation of the improvements  
32 within said Improvement District No. 428, toward the creation

1 of said District No. 428, and toward the levying and effecting  
2 of special assessments to defray the cost thereof, be, and  
3 the same hereby are, ratified, confirmed and approved.

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

7 SECTION 7. That if any one or more sections,  
8 sentences, clauses, or parts of this ordinance shall, for  
9 any reason, be questioned or be held invalid, such judgment  
10 shall not effect, impair, or invalidate the remaining pro-  
11 visions of this ordinance, but shall be confined in its  
12 operation to the specific sections, sentences, clauses, or  
13 parts of this ordinance in any one or more instances shall  
14 not affect or prejudice in any way the applicability and  
15 validity of this ordinance in any other instance.

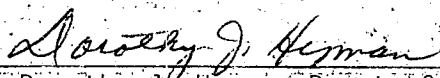
16 SECTION 8. That the City Clerk and Clerk of the  
17 Board of Commissioners of the City of Las Vegas shall cause  
18 this ordinance to be published once a week for two successive  
19 weeks immediately following its final reading and adoption,  
20 in the Las Vegas Sun, a daily newspaper published in and of  
21 general circulation in said City, and this ordinance shall  
22 become effective immediately following the second publication  
23 thereof.

24 PASSED, ADOPTED AND APPROVED this 7th day of  
25 November, 1979.

26  
27   
28 WILLIAM H. BRIARE, MAYOR

29 ATTEST:

EDWINA M. COLE, CMG  
CITY CLERK

30 

31 Dorothy J. Hyman, Deputy City Clerk

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1 The above and foregoing ordinance was first proposed and read by  
2 title to the Board of Commissioners on the 17th day of October  
3                     , 1979, and referred to the following committee composed  
4 of Commissioners Christensen and Woofter  
5 for recommendation; thereafter the said committee reported  
6 favorably on said ordinance on the 7th day of November,  
7 1979, 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:

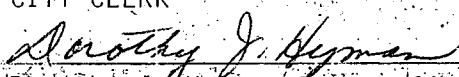
11  
12 VOTING "AYE" Commissioners: Christensen, Levy, Lurie, Woofter & Mayor Briare

13 VOTING "NAY" Commissioners: None

14 ABSENT: None

15  
16 APPROVED: . . .

17  
18   
19 BY WILLIAM H. BRIARE, Mayor

20  
21  
22 ATTEST:  
23 EDWINA M. COLE, CMC  
24 CITY CLERK  
25   
26 Dorothy J. Hyman, Deputy City Clerk

BILL NO. 79-701  
ORDINANCE NO. 2042  
AN ORDINANCE CREATING LAS  
VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 428,  
ORDERING THE IMPROVEMENT 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:  
Intent of Bill: Step Requirement  
The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 17th day of October, 1979, and referred to the following committee composed of Commissioners Christensen and Wootter for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of November, 1979, 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 Wootter and Mayor Briare  
VOTING "NAY" Commissioners:

None  
ABSENT  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.  
PUB: November 9, 1979

# AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }  
COUNTY OF CLARK } ss.

Rex Taylor

\_\_\_\_\_ , being first duly sworn,

deposes and says: That he is Composing Room 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 1 time

from Nov. 9, 1979 to

inclusive, being the issues of said newspaper for the following dates, to-wit:  
Nov. 9, 1979

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

Signed Rex Taylor

Subscribed and sworn to before me this 9th day of November, 1979

Ruthe V. Deskin



My Commission Expires

Notary Public in and for Clark County, Nevada  
RUTHE V. DESKIN  
Notary Public—State of Nevada  
COUNTY OF CLARK  
My Commission Expires Apr. 14, 1981

RECEIVED  
NOV 12 34 PM '79  
CITY CLERK

RECEIVED

AFFIDAVIT OF PUBLICATION

OCT 23 10 48 AM '79

STATE OF NEVADA, } ss.  
COUNTY OF CLARK }

CITY CLERK

Robert E. Hunter

\_\_\_\_\_ , being first duly sworn,

deposes and says: That he is Composing Room 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 1 time

from Oct. 19, 1979 to

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

Oct. 19, 1979

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

Signed R. E. Hunter

Subscribed and sworn to before me this October 19, 1979 day of

Robert E. Hunter

My Commission Expires



Notary Public in and for Clark County, Nevada  
Notary Public - State of Nevada  
COUNTY OF CLARK  
My Commission Expires Apr. 14, 1981

BILL NO. 79-70  
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 428 FOR ORDERING THE IMPROVEMENT OF CERTAIN STREETS AND PARTS THEREOF, PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR RELATING THERETO, HERETOFORE TAKEN RELATIVE TO SAID DISTRICT, AND PROVIDING FOR RELATED MATTERS.  
Sponsored by \_\_\_\_\_  
Intent of Bill: Step requirement  
At a Commission Meeting on  
October 17, 1979  
BILL NO. 79-70 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE  
Commissioners: Christensen and Wooten  
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: October 19, 1979