

BILL NO. 95-35

ORDINANCE NO. 3904

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447; ORDERING THE INSTALLATION OF CERTAIN IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; 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.

Summary: Creates
District.

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City", respectively, herein), in the County of Clark, and State of Nevada, has heretofore taken action that is preliminary to the creation of the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1447" (the "District" herein), consisting of ten (10) separate and distinct assessment units, for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of those certain streets, and portions thereof, that are identified with particularity in the notice of hearing (the "Notice of Hearing" herein) that is provided for in Section 4 of the Provisional Order Resolution that was duly passed, adopted and approved on the 5th day of April, 1995, as ASSESSMENT UNIT NO. I, the installation of curbs and gutters along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. II, the installation of sidewalks along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. III, the installation of a street lighting system and all facilities that are incidental thereto along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT

UNIT NO. IV, the installation of commercial driveway approaches along those certain streets, and portions, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. V, the installation of a storm drain along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VI, the installation of potable water laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VII, the installation of potable water distribution mains along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VIII, the installation of sanitary sewer laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. IX and the installation of sanitary sewer collection mains along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. X (the "Improvement" herein), and of defraying the entire cost and expense thereof by special assessments against the assessable lots and parcels of property within each assessment unit of the District according to the benefits that will be derived from such improvements by the respective lots and parcels that are proposed to be so assessed; and

WHEREAS, pursuant to Chapter 271 of the Nevada Revised Statutes ("Chapter 271" herein), the City Council, in the Provisional Order Resolution, declared its determination to create the District for the purpose of constructing and installing such improvements within the respective assessment units thereof, described the improvements

that are proposed to be constructed and installed in the respective units, stated that the entire cost and expense thereof shall be paid by special assessments and that such assessments are to be levied according to the benefits that will be derived by the respective assessable lots and parcels or property from such improvements, designated, by apt description, the District, including the lots and parcels that are proposed to be so assessed, described with particularity the location at which the improvement that is proposed to be constructed and installed within each assessment unit of the District is to be so constructed and installed and directed the City Clerk of the City (the "City Clerk" herein) to give notice that certain documents with respect to the District had been filed in her office and of the time, date and place of a public hearing as to the propriety and advisability of constructing and installing such improvements, and the City Clerk gave the notice of such filing and such public hearing in the manner and for the period that is specified in Chapter 271 and in accordance with the directions that are contained in the Provisional Order Resolution; and

WHEREAS, the public hearing concerning the propriety and advisability of constructing and installing such improvements was held on the 3rd day of May, 1995, pursuant to the duly mailed, posted and published Notice of Hearing, with two written complaints and objections, representing those certain lots or parcels of property that are identified by the Clark County, Nevada, County Assessor's parcel numbers as Parcel 138-27-101-001 and Parcel 138-27-201-001, and four oral protests and objections, one of which also represented said Parcel 138-27-101-001, one of which also represented said Parcel 138-27-201-001 and the remaining two of which represented those certain lots or

parcels of property that are so identified as Parcel 138-28-501-005 and Parcel 138-28-501-006, having been presented to the creation of the District and to the construction and installation, in the several assessment units, of the improvements that are proposed to be constructed and installed in the respective assessment units; and

WHEREAS, the City Council, by that certain Resolution concerning the District that was duly passed, adopted and approved on the 7th day of June, 1995, has found, determined and declared:

(A) That the written and oral protest or objection that was presented on behalf of said Parcel 138-27-101-001 had merit, provided that all of the construction work that the owner of said Parcel contemplates having performed in the public right-of-way, including without limitation the portions of the Improvement that are proposed to be constructed and installed adjacent to said Parcel, is completed before the City notifies the City's contractor to proceed with the construction and installation of such portions, and the City Council therefore allowed the same subject to condition that is hereinabove, in this subsection A, stated and subject to the further condition that, if the aforesaid condition is not satisfied before the City so notifies its contractor, such protest or objection should be deemed to have been without merit and therefore to have been overruled and finally passed upon by the City Council as of the date of the passage, adoption and approval of said Resolution;

(B) That the oral protest or objection that was presented on behalf of said Parcel 138-28-501-006 had merit, provided that the owner thereof has, before the City advertises for bids for the construction and installation of the Improvement, had its

development plans approved by, and has posted the required performance bond with, the City in connection with the construction work that such owner contemplates having performed in the public right-of-way and that all of such work, including without limitation the portions of the Improvement that are proposed to be constructed and installed adjacent to said Parcel, is completed before the City notifies the City's contractor to proceed with the construction and installation of such portions, and the City Council therefore allowed the same subject to condition that is hereinabove, in this subsection A, stated and subject to the further condition that, if the aforesaid condition is not satisfied before the City so notifies its contractor, such protest or objection should be deemed to have been without merit and therefore to have been overruled and finally passed upon by the City Council as of the date of the passage, adoption and approval of said Resolution; and

(C) That the written and oral protest or objection that was presented on behalf of said Parcel 138-27-201-001 and the oral protest or objection that was presented on behalf of said Parcel 138-28-501-005 to the creation of the District and to the construction and installation, in the several assessment units thereof, of the portions of the Improvement that are proposed to be constructed and installed in the respective assessment units is each without merit and therefore overruled and finally passed upon the same;

and has further found, determined and declared that the public convenience and necessity require the creation of the District and that the creation of the District is economically sound and feasible; and

WHEREAS, the City Council and the officers of the City have done all of the things that are necessary and preliminary to the creation of the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1447", including without limitation the filing with the City Clerk by the City Engineer of the City of a revised and accurate estimate of the cost and plans, assessment plats, specifications and maps that relate to the District, and the City Council desires, by this Ordinance, now to order the construction and installation of such improvements and the performance of the work within each assessment unit of the District;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. That there shall be, and there hereby is, created a special improvement district, consisting of ten (10) separate and distinct assessment units, for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. I, the installation of curbs and gutters along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. II, the installation of sidewalks along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. III, the installation of a street lighting system and all facilities that are incidental thereto along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. IV, the installation of commercial driveway approaches

along those certain streets, and portions, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. V, the installation of a storm drain along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VI, the installation of potable water laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VII, the installation of potable water distribution mains along that certain street, and portions thereof, that is identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. VIII, the installation of sanitary sewer laterals along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. IX and the installation of sanitary sewer collection mains along those certain streets, and portions thereof, that are identified with particularity in the Notice of Hearing as ASSESSMENT UNIT NO. X, and of defraying the entire cost and expense thereof by special assessments against the assessable lots and parcels of property within each assessment unit of the District according to the benefits that will be derived from such improvements by the respective lots and parcels that are to be so assessed, such assessment units to include, and be the same as, the areas that are designated in the Provisional Order Resolution, and such improvements shall be, and they hereby are ordered to be, constructed and installed.

SECTION 2. 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 the same are set forth in the Provisional Order Resolution (except to the extent that any thereof may be inconsistent herewith), all as is more particularly shown on the plats,

diagrams, plans and specifications that relate to the District, as they were filed in the Office of the City Clerk prior to the adoption of the Provisional Order Resolution.

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

ASSESSMENT UNIT NO. I (Street Paving)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to the north right-of-way line of Cheyenne Avenue (100 feet wide) and continuing along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the centerline of Atwood Avenue (60 feet wide) and, together with raised median islands or center left turn lanes, or a combination thereof, 43 feet in width along the west side thereof from the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of said Cheyenne Avenue; Smoke Ranch Road (100 feet wide) along either side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the centerline of Tenaya Way (80 feet wide) westerly to the west right-of-way line of said Buffalo Drive (100 feet wide) and, together with raised

median islands or center left turn lanes, or a combination thereof, 43 feet in width along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the centerline of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the south right-of-way line of Washington Avenue (80 feet wide) northerly to south right-of-way line of

Atwood Avenue (60 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,337 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way

line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. III (Sidewalks)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide) and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to

a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. IV (Street Lighting Systems)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide), along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo

Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way of Cheyenne Avenue (100 feet wide), along the west side thereof from a point that is approximately 118 feet north of the north right-of-way line of said Cheyenne Avenue northerly to a point that is approximately 287 feet north of the north right-of-way line of said Cheyenne Avenue and along the east side thereof from the north right-of-way line of said Cheyenne Avenue northerly to the south right-of-way line of Atwood Avenue (60 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide)

easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet north of the north right-of-way line of said Cheyenne Avenue; and Sea Spray Avenue (51 feet wide) along the south side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. VI (Storm Drain)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts Sea Spray Avenue and portions thereof, within the City, from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 630 feet east of the east right-of-way line of said Buffalo Drive.

ASSESSMENT UNIT NO. VII (Potable Water Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937

feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100 feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section

15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts Buffalo Drive (100 feet wide) and portions thereof, within the City, from a point that is approximately 32 feet south of the centerline of Vegas Drive (80 feet wide) southerly to a point that is approximately 227 feet south of the centerline of said Vegas Drive and from a point that is approximately 228 feet north of the centerline of Atwood Avenue (60 feet wide) southerly to a point that is approximately 76 feet south of the centerline of said Atwood Avenue.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Buffalo Drive (100 feet wide) along either side thereof from the north right-of-way line of Washington Avenue (80 feet wide) northerly to the south right-of-way line of Atwood Avenue (80 feet wide) and continuing along the west side thereof from the north right-of-way line of said Atwood Avenue northerly to a point that is approximately 937 feet north of the north right-of-way line of Cheyenne Avenue (100 feet wide); Smoke Ranch Road (100 feet wide) along either side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 362 feet east of the centerline of said Buffalo Drive and continuing along the north side thereof easterly to a point that is approximately 675 feet east of the centerline of said Buffalo Drive; Cheyenne Avenue (100 feet wide) along either side thereof from the west right-of-way line of Tenaya Way (80 feet wide) westerly to the east right-of-way line of Buffalo Drive (100

feet wide) and continuing along the north side thereof from the west right-of-way line of said Buffalo Drive westerly to the east right-of-way line of Cimarron Drive (80 feet wide); Vegas Drive (80 feet wide) along either side thereof from a point that is approximately 459 feet west of the centerline of Buffalo Drive (100 feet wide) easterly to a point that is approximately 645 feet east of the centerline of said Buffalo Drive; Washington Avenue (80 feet wide) along the north side thereof from the east right-of-way line of Buffalo Drive (100 feet wide) easterly to a point that is approximately 1,377 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive easterly to a point that is approximately 1,977 feet east of the centerline of the said Buffalo Drive; and Tenaya Way (80 feet wide) along the west side thereof from the north right-of-way line of Cheyenne Avenue (100 feet wide) northerly to a point that is approximately 226 feet along the north right-of-way line of said Cheyenne Avenue.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 9, Section 10, Section 15, Section 22, Section 27 or Section 28, Township 20 South, Range 60 East, M.D.M., that abuts: Washington Avenue (80 feet wide) from a point that is approximately 1,972 feet east of the centerline of Buffalo Drive (100 feet wide) westerly to a point that is approximately 315 feet east of the centerline of said Buffalo Drive; and Atwood Avenue (60 feet wide) from a point that is approximately 345 feet east of the centerline of Buffalo Drive (100 feet wide) westerly to a point that is approximately 56 feet west of the centerline of said Buffalo Drive.

SECTION 3. That the improvements that are ordered by Section 1 of this Ordinance to be constructed and installed in the District constitute a portion of a total project that will include the construction and installation of street paving 86 feet in width along Buffalo Drive (between Washington Avenue and Cheyenne Avenue) and 43 feet in width along Buffalo Drive (between Cheyenne Avenue and a point that is approximately 937 feet north of Cheyenne Avenue), 86 feet in width along Smoke Ranch Road and Cheyenne Avenue (between Tenaya Way and Buffalo Drive) and 43 feet in width along Cheyenne Avenue (between Buffalo Drive and Cimarron Drive), 66 feet in width along Vegas Drive and Washington Avenue, 33 feet in width along Tenaya Way and 18.5 feet in width along Sea Spray Avenue; raised median islands or center left turn lanes, or a combination thereof, traffic control devices, curbs and gutters; sidewalks; streetlights; commercial driveway approaches; storm drain facilities; potable water laterals; potable water distribution mains; sanitary sewer laterals and sanitary sewer collection mains (the "Project" herein). The total cost of the Project is estimated will be \$6,894,610.00, of which an estimated \$2,648,618.00 will be paid by the special assessments that will be levied upon the assessable lots and parcels of property that will be benefited by the Project. The City Council shall provide that such assessments may be payable without interest or demand during a specified period or, at the election of the owner of the lot or parcel of property upon which such assessment is levied, in twenty (20) substantially equal semiannual installments of principal. The amounts that are to be assessed shall be assessed against all of the assessable lots and parcels of property that are benefited by such improvements, 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, and are benefited by, the portion of the Improvement that is constructed and installed in ASSESSMENT UNIT NO. I on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts, and is benefited by, the improvement bears to the total of the frontage of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit; provided, however, that, if any such lot or parcel 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 subplot 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 subplot or subparcel bears to the aggregate area of the entire lot or parcel; against the assessable lots and parcels of property that abut, and are benefited by, the portion of the Improvement that is constructed and installed in either ASSESSMENT UNIT NO. II or ASSESSMENT UNIT NO. III on a lineal foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the respective assessment units shall be assessed a portion of the aggregate dollar amount that is being levied against that entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abut, and are benefited by, the particular

portion of the Improvement bears to the total of the number of lineal feet of all of the assessable properties that abut, and are benefited by, the portion of the Improvement that is constructed and installed in such assessment unit; provided, however, that, if any such lot or parcel 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 subplot 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 subplot or subparcel bears to the aggregate area of the entire lot or parcel; against the assessable lots and parcels of property that abut, and are benefited by, the portion of the Improvement that is installed in either ASSESSMENT UNIT NO. IV or ASSESSMENT UNIT NO. VI on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the respective assessment units shall be assessed a portion of the aggregate dollar amount that is being levied against that entire assessment unit in the proportion that the frontage of such lot or parcel that abuts the street along which the particular portion of the Improvement is being installed, and is benefited by such portion, bears to the total of the frontage of all of the assessable properties that abut the street along which such portion is being installed, and are benefited thereby, in the assessment unit; provided, however, that, if any such lot or parcel 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 subplot 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 subplot or subparcel bears to the aggregate area of the entire lot or parcel; against the assessable lots and parcels of property that abut, and are served by, any of the portions of the Improvement that are constructed and installed in ASSESSMENT UNIT NO. V on the basis that each lot or parcel of property that is served by, and is to be assessed for, any improvement that is constructed and installed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the square footage of the driveway approach or approaches that is or are installed to serve such lot or parcel bears or bear to the aggregate square footage of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit; against the assessable lots and parcels of property that abut, and are served by, any of the portions of the Improvement that are installed in ASSESSMENT UNIT NO. VII on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch water laterals in the proportion that the number of 6-inch water laterals that are installed to serve such lot or parcel bears to the total number of 6-inch water laterals that are installed to serve all of the assessable properties in the assessment unit and on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 8-

inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch water laterals in the proportion that the number of 8-inch water laterals that are installed to serve such lot or parcel bears to the total number of 8-inch water laterals that are installed to serve all of the assessable properties in the assessment unit; against the assessable lots and parcels of property that abut, and are served by, either of the portions of the Improvement that are installed in ASSESSMENT UNIT NO. VIII on the basis that, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 32 feet south of the centerline of Vegas Drive southerly a distance of approximately 195 feet, the lot or parcel of property that will be served by such water main shall be assessed the entire cost and expense of installing such water main and on the basis that, with respect to the potable water distribution main that is proposed to be installed in Buffalo Drive from a point that is approximately 228 feet north of the centerline of Atwood Avenue southerly a distance of approximately 324 feet, each lot or parcel of property that will be served by such water main and is to be assessed in the assessment unit therefor shall be assessed an equal portion of the aggregate dollar amount that is being levied against the entire assessment unit in respect of such water main; provided, however, that, if any such lot or parcel 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 amount such sublots or subparcels on an area basis, i.e., on the basis that each such subplot 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 subplot or subparcel bears to the aggregate area of the entire lot or parcel; against the assessable lots and parcels of property that abut, and are served by, any of the portions of the Improvement that are installed in ASSESSMENT UNIT NO. IX on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 6-inch sewer laterals in the proportion that the number of 6-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 6-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit and on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 8-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 8-inch sewer laterals in the proportion that the number of 8-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 8-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit; and against the assessable lots and parcels of property that abut, and are served by, either of the portions of the Improvement that are installed in ASSESSMENT UNIT NO. X on the basis that each lot or parcel of property that will be served by either of the sanitary sewer collection mains that are proposed to be installed in the respective streets and is to be assessed in the assessment unit for the cost and expense of installing the sewer main in a particular street shall be assessed an equal portion of the aggregate dollar amount that is being levied

against the entire assessment unit for such cost and expense; provided, however, that, if any such lot or parcel 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 subplot 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 subplot or subparcel bears to the aggregate area of the entire lot or parcel. The portion of the costs that is to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each lot or parcel of property in each of the individual assessment units shall be as is stated in the aforesaid assessment plat. If any lot or parcel of property that is proposed to be so assessed in the respective assessment units is divided, after the date of the hearing as to the propriety and advisability of making the improvements that are constructed and installed by way of the District but prior to the date on which the assessments therefor 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 subplot or subparcel shall be assessed a portion of the aggregate dollar amount that is being levied against that entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of that entire lot or parcel.

The cost of paving street intersections shall be included in the total costs and expenses that are proposed to be levied in ASSESSMENT UNIT NO. I and shall be assessed against the respective lots and parcels therein on the aforesaid front foot basis, and the cost of acquiring the necessary rights-of-way that are required in order to construct and install the Improvement (which cost, except as is provided in the last proviso of this sentence, shall be assumed to equal the product of multiplying the lowest per square foot price that the City is required to expend in the acquisition of any portion of such rights-of-way (the "Base Price" herein) by the area of all of such rights-of-way) shall be assessed against each lot or parcel of property that is to be assessed in said Assessment Unit also on the aforesaid front foot basis; provided, however, that the owner of any such lot or parcel that is proposed to be assessed in said Assessment Unit and with respect to which the portion of such rights-of-way has been dedicated to, or is otherwise available for use by, the City without any compensation to such owner shall be granted a credit, pursuant to NRS 271.350, against the amount of the assessment that would otherwise have been levied upon such lot or parcel in an amount that is equal to the product of multiplying the Base Price by the area of the portion of such lot or parcel that has been so dedicated to, or otherwise made available for use by, the City, and provided, further, that the amount that the City is required to expend in the acquisition of any portion of such rights-of-way (excluding any compensation for special damages that may accrue to the remainder of the particular parcel from which such portion is acquired by reason of its severance from such portion) that is in excess of the amount that the City would have been required to expend in the acquisition of such portion had the acquisition

price thereof been based upon Base Price shall be assessed against the remaining portion of the lot or parcel in respect of which the acquisition of the portion of such rights-of-way resulted in such excess expenditure. For the purposes of the foregoing, zero compensation and nominal compensation shall be excluded in determining the "lowest per square foot price".

Regardless of the basis that is used in apportioning the assessments, in the case of a wedge, "V" or other irregularly shaped lot or parcel of property, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

SECTION 4. That, except as is shown on the plans and specifications that relate to the District and are now on file in the Office of the City Clerk, the character of such improvements is more particularly described as follows:

ASSESSMENT UNIT NO. I (Street Paving)

The street paving in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Cheyenne Avenue (between Tenaya Way and Buffalo Drive) and Tenaya Way shall be 8 feet in width and shall consist of 3/4ths of an inch of opengrade over 4 inches of asphaltic concrete pavement and 4 inches of Type II aggregate base, in Washington Avenue and Cheyenne Avenue (between Buffalo Drive and Cimarron Drive) shall be 33 feet in width and 43 feet in width, respectively, and shall consist of 4 inches of asphaltic concrete pavement over 4 inches of Type II aggregate base and in Sea Spray Avenue shall be 18.5 feet in width and shall consist of 2 inches of asphaltic concrete pavement over 4 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.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement Class "B" concrete "L" type over 6 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.

ASSESSMENT UNIT NO. III (Sidewalks)

The sidewalks shall consist of 4 inches of standard Portland cement Class "B" concrete slabs over 5 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.

ASSESSMENT UNIT NO. IV (Street Lighting)

The street lighting system shall consist of 250 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits; 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.

ASSESSMENT UNIT NO. V (Commercial Driveway Approaches)

Each commercial driveway approach shall consist of a radius driveway with a cross gutter, consisting of 9 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 10 inches of Type II aggregate base, and a sidewalk with an access ramp for the handicapped on either side of the driveway, consisting of 4 inches of standard Portland cement Class B concrete over 5 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Storm Drain)

The storm drain shall be a 42-inch reinforced concrete drainage pipe; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII (Potable Water Laterals)

The potable water laterals shall be 6-inch or 8-inch, as the same are requested by the owners of the respective lots or parcels of property, polyvinyl chloride potable water laterals that extend between the potable water distribution mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the potable water distribution mains that are proposed to be installed in Buffalo Drive by way of ASSESSMENT UNIT NO. VIII, as the case may be, and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Mains)

The potable water distribution mains shall be 8-inch polyvinyl chloride potable water distribution pipes; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in

order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Laterals)

The sanitary sewer laterals shall be 6-inch or 8-inch, as the same are requested by the owners of the respective lots or parcels of property, polyvinyl chloride sewer laterals that extend between the sanitary sewer collection mains that presently exist in Buffalo Drive, Smoke Ranch Road, Vegas Drive, Washington Avenue, Cheyenne Avenue and Tenaya Way or the sanitary sewer collection mains that are proposed to be installed in Washington Avenue by way of ASSESSMENT UNIT NO. X, as the case may be, and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. X (Sanitary Sewer Collection Mains)

The sanitary sewer collection main shall be an 8-inch (in Atwood Avenue) or a 10-inch (in Washington Avenue) polyvinyl chloride sanitary sewer collection pipes; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

SECTION 5. That the City Clerk be, and she hereby is, authorized, empowered and directed to file in the Office of the County Recorder of Clark County, Nevada, a certified copy of a list of the lots and parcels of property that are to be assessed in the District and the estimated amount of the maximum benefits that are to be assessed against each lot or parcel in the assessment area, as the same is shown on the assessment plat, as such estimated amount may have been revised and approved by the City Council.

SECTION 6. That all of the actions (not inconsistent with the provisions of this Ordinance) that have heretofore been taken by the City, and the officers thereof, and were directed toward the construction and installation of the improvements within each of the assessment units of the District, toward the creation of the District and toward the levying and effecting of the special assessments to defray the cost thereof be, and the same hereby are, approved, ratified and confirmed.

SECTION 7. That all bylaws, orders, resolutions or ordinances, or parts of bylaws, orders, resolutions or ordinances, that are in conflict with this Ordinance are hereby repealed.

SECTION 8. That, if any one or more of the sections, sentences, clauses or parts of this Ordinance shall, for any reason, be judicially questioned or be held to be invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance but shall be confined in its operation to each specific section, sentence, clause or part of this Ordinance that is so held to be unconstitutional or invalid, that the inapplicability or 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 or validity

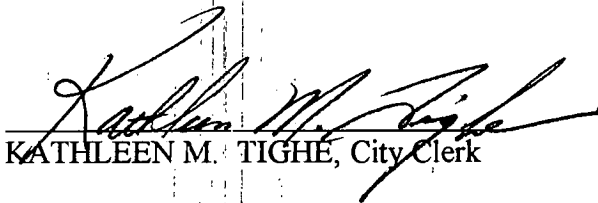
of this Ordinance in any other instance and that each of the assessment units that comprise the District shall be treated separately and distinctly for the purposes of notice, protest and other matters that relate thereto, and, should any of the individual assessment units be defeated by protests or become invalid for any reason, such protests or invalidity, by the operation of law or otherwise, shall not affect the remaining assessment unit or units.

SECTION 9. That the City Clerk, ex officio the Clerk of the City Council, be, and she hereby is, authorized, empowered and directed to cause this Ordinance to be published once, immediately following its final reading and adoption, in the Las Vegas Review-Journal, a daily newspaper that is published and of general circulation within the City, and this Ordinance shall become effective on the day that immediately follows the day on which such publication is made.

PASSED, ADOPTED AND APPROVED this 5th day of July, 1995.


JAN LAVERTY JONES, Mayor

ATTEST:


KATHLEEN M. TIGHE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of June, 1995, and referred to the following committee composed of Mayor Jones and Councilman Adamsen, for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1995, which was a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Councilmen Adamsen, Callister, McDonald, Reese and Mayor Jones
VOTING "NAY": NONE
ABSENT: NONE

APPROVED:

By:


JAN LAVERTY JONES, Mayor

ATTEST:


KATHLEEN M. TIGHE, City Clerk

RECEIVED
CITY CLERK

JUN 27 12 07 PM '95
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BILL NO. 95-35

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447; ORDERING THE INSTALLATION OF CERTAIN IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; 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.
SUMMARY: Creates District. At a City Council meeting JUNE 7, 1995.

BILL NO. 95-35 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Mayor Jones and Councilman Adamsen.

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: June 22, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 ONE insertions from the period of JUNE 22, 1995 to JUNE 22, 1995, on the following days:

JUNE 22, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 23 day of June, 1995

Peggy H. Barron
Notary Public



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

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BILL NO. 95-35
ORDINANCE NO. 3904

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447; ORDERING THE INSTALLATION OF CERTAIN IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; 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 stip procedure.

SUMMARY: Creates District. The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of June, 1995, and referred to the following committee composed of Mayor Jones and Councilman Adamsen, for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1995, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen Adamsen, Callister, McDonald, Reese and Mayor Jones
VOTING "NAY" NONE
ABSENT NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: July 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

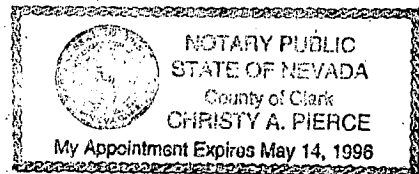
That she/he is a legal clerk for the LAS VEGAS REVIEW-JOURNAL and THE LAS VEGAS SUN, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of JULY 8, 1995 to JULY 8, 1995, on the following days:

JULY 8, 1995

Signed Barbara Carr

Subscribed and sworn to before me this 10 day of July, 19 95

Christy A. Pierce
Notary Public



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CITY CLERK

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BILL NO. 95-35
ORDINANCE NO. 3904

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447; ORDERING THE INSTALLATION OF CERTAIN IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; 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.
SUMMARY: Creates District.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of June, 1995, and referred to the following committee composed of Mayor Jones and Councilman Adamsen, for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of July, 1995, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen Adamsen, Callister, McDonald, Reese and Mayor Jones
VOTING "NAY" NONE
ABSENT NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: July 8, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 ONE insertions from the period of JULY 8, 1995 to JULY 8, 1995, on the following days:

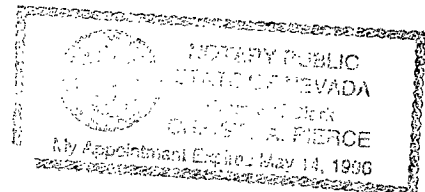
JULY 8, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this

10 day of July, 1995

Christy O Pierce
Notary Public



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BILL NO. 95-35

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1447; ORDERING THE INSTALLATION OF CERTAIN IMPROVEMENTS WITHIN THE CITY OF LAS VEGAS; 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.
SUMMARY: Creates District. At a City Council meeting JUNE 7, 1995
BILL NO. 95-35 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Mayor Jones and Councilman Adamson
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: June 22, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, 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 ONE insertions from the period of JUNE 22, 1995 to JUNE 22, 1995, on the following days:

JUNE 22, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 23 day of June, 1995
Peggy H. Barron
Notary Public



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



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