

BILL NO. 92-16

ORDINANCE NO. 3643

AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1408; 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. 1408" (the "District" herein), consisting of eight (8) separate and distinct assessment units, for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of Craig Road, and portions thereof, as is more particularly described 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 by the City Council on the 5th day of February, 1992, as ASSESSMENT UNIT NO. I, providing for the installation of curbs and gutters along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. II, providing for the installation of sidewalks along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. III, providing for the installation of a street lighting system and all facilities that

are incidental thereto along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. IV, providing for the installation of commercial driveway approaches along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. V, providing for the installation of potable water laterals along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VI, providing for the installation of sanitary sewer collection laterals along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VII, and providing for the installation of a potable water distribution main along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VIII, and of defraying the entire cost and expense thereof by special assessments, according to the benefits that will be derived from such improvements by the respective assessable lots and parcels of property in the District, against such lots and parcels within each assessment unit thereof; 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 convened on the 4th day of March, 1992, pursuant to the duly mailed, posted and published notice, and was duly and regularly continued to the 18th day of March, 1992, with no written protest and one oral protest, representing that certain lot or parcel of property that is identified by Clark County, Nevada, Assessor's parcel number as parcel 270-680-005 ("Parcel 270-680-005" herein) that abuts Craig Road along 599 feet of frontage, having been

presented to the creation of the District, and to the inclusion therein of the several assessments units thereof; and

WHEREAS, the City Council, by that certain Resolution that was duly passed, adopted and approved on the 1st day of April, 1992, has found, determined and declared that the oral protest that was presented on behalf of Parcel 270-680-005 to the creation of the District, and to the construction and installation of the proposed improvements in the several assessment units thereof, representing less than one-half of the frontage that is proposed to be assessed for the improvements that are proposed to be constructed and installed in ASSESSMENT UNIT NO. I, ASSESSMENT UNIT NO. IV and ASSESSMENT UNIT NO. VIII, representing less than one-half of the lineal footage that is proposed to be assessed for the improvements that are proposed to be constructed and installed in ASSESSMENT UNIT NO. II and ASSESSMENT UNIT NO. III and representing a lot or parcel that is proposed to be assessed for less than one-half of the costs and expenses of constructing and installing the improvements that are proposed to be constructed and installed in ASSESSMENT UNIT NO. VI and ASSESSMENT UNIT NO. VII, respectively, was without merit, and therefore overruled and finally passed upon the same, and, by said Resolution, 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. 1408", 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, 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 eight (8) separate and distinct assessment units, for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. I, providing for the installation of curbs and gutters along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. II, providing for the installation of sidewalks along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. III, providing for the installation of a street lighting system and all facilities that are incidental thereto along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. IV, providing for the installation of commercial driveway approaches along Craig

Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. V, providing for the installation of potable water laterals along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VI, providing for the installation of sanitary sewer collection laterals along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VII, and providing for the installation of a potable water distribution main along Craig Road, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VIII, and of defraying the entire cost and expense thereof by special assessments, according to the benefits that will be derived from such improvements by the respective assessable lots and parcels of property in the District, against such lots and parcels within each assessment unit thereof, 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 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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

ASSESSMENT UNIT NO. IV (Street Lighting)

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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

ASSESSMENT UNIT NO. VI (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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

ASSESSMENT UNIT NO. VII (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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide

between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

ASSESSMENT UNIT VIII (Potable Water Distribution Main)

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 1, Section 2 or Section 3, Township 20 South, Range 60 East, M.D.M., that abuts Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U. S. Highway 95) along either side thereof from the centerline of Decatur Boulevard (100 feet wide) westerly to the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95.

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 along Craig Road (120 feet wide between Decatur Boulevard and Rancho Drive, 150 feet wide between Rancho Drive and Rainbow Boulevard and 100 feet wide between Rainbow Boulevard and the east touch-down point of the eastbound Craig Road off-ramp from U.S. Highway 95) of street

paving (104 feet in width in that portion of the right-of-way of said Craig Road that is 120 feet wide, 134 feet in width in that portion of such right-of-way that is 150 feet wide and 84 feet in width in that portion of such right-of-way that is 100 feet wide); raised median islands or a two-way center left turn lane, or a combination thereof; traffic control devices; curbs and gutters; sidewalks; streetlights; commercial driveway approaches; potable water laterals; sanitary sewer laterals; a potable water distribution main; and drainage facilities (the "Project" herein). The total cost of the Project is estimated to be \$6,602,160.00, of which an estimated \$734,642.00 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 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 will 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 frontage of all of the assessable properties that abut, and are benefited by, the improvement in the assessment unit, against the assessable lots and parcels of property that abut, and are benefited by, 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 will 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 improvement bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in such assessment unit, against the assessable lots and parcels of property that abut, and are benefited by, the improvement that is constructed and installed in either ASSESSMENT UNIT NO. IV or ASSESSMENT UNIT NO. VIII on a front foot basis, i.e., on the basis that each lot or parcel of property that will 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 improvement is installed, and is benefited by such improvement, bears to the frontage of all of the assessable properties that

abut the street along which the improvement is installed, and are benefited by such improvement, in such assessment unit, against the assessable lots and parcels of property that are served by any improvement that is constructed and installed in ASSESSMENT UNIT NO. V on the basis that each lot or parcel of property that is served by, and will be assessed in the assessment unit for, Option A Driveway Approaches, as the same are described in Section 4 of this Ordinance, shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for the Option A Driveway Approaches in the proportion that the number and length of the Option A Driveway Approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of the Option A Driveway Approaches 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 served by, and will be assessed in the assessment unit for, Option B Driveway Approaches, as the same are described in Section 4 of this Ordinance, shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for the Option B Driveway Approaches in the proportion that the number and length of the Option B Driveway Approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of the Option B 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 are served by any improvement that is installed in ASSESSMENT UNIT NO. VI on

the basis that each lot or parcel of property that is served by, and will 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 the 6-inch water laterals in the proportion that the number of the 6-inch water laterals that are installed to serve such lot or parcel bears to the total number of the 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 served by, and will 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 the 8-inch water laterals in the proportion that the number of the 8-inch water laterals that are installed to serve such lot or parcel bears to the total number of the 8-inch water 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 are served by any improvement that is installed in ASSESSMENT UNIT NO. VII on the basis that each lot or parcel of property that is served by, and will be assessed in the assessment unit for, sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of the sewer laterals that are installed to serve such lot or parcel bears to the total number of the sewer laterals that are installed to serve all of the assessable properties in the assessment unit.

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.

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 are now on file in the Office of the City Clerk, the character of such improvements is more particularly as follows:

ASSESSMENT UNIT NO. I (Street Paving)

The street paving shall consist of 3/4ths of an inch of opengrade over 5 inches of plantmix bituminous surface, 4 inches of Type II aggregate base and 9 inches of Type I 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. II (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement "L" type over 6 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. III (Sidewalks)

The sidewalks shall consist of 4 inches of standard Portland cement slabs 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. 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 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)

The commercial driveway approaches shall consist, at the election of the owners of the respective lots and parcels of property, of either 6 inches of standard Portland cement that is

reinforced with #4 rebar over 5 inches of Type II aggregate base (the "Option A Driveway Approaches" herein) or a radius driveway with a cross gutter, consisting of 6 inches of standard Portland cement that is reinforced with #4 rebar over 6 inches of Type II aggregate base, and a sidewalk and access ramp for the handicapped, consisting of 4 inches of standard Portland cement over 5 inches of Type II aggregate base (the "Option B Driveway Approaches" herein); 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 (Potable Water Laterals)

The potable water laterals shall be 6-inch or 8-inch, as the same are required by the City or are otherwise requested by the owner or owners of the respective lots or parcels of property, polyvinyl chloride potable water laterals between the potable water distribution main that is proposed to be installed by way of ASSESSMENT UNIT NO. VIII 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.

If the owner of any lot or parcel of property within the assessment unit fails to designate the size, number or location, or any combination thereof, of the potable water laterals that such owner desires to have installed to serve such lot or parcel or requests that no water lateral be installed to serve such lot or parcel, the size, number or location, as the case may be, of such lateral or laterals shall be determined by the City in the following manner:

A. The City will not require the installation of any water lateral to serve any lot or parcel if a water lateral that can be installed from a potable water distribution main that has been installed in a side street would provide adequate water service to such lot or parcel;

B. If the lot or parcel in question cannot adequately be served by a water lateral or laterals from a water main that has been installed in a side street, one 6-inch lateral shall be installed at the mid-point of the frontage of such lot or parcel unless the area thereof exceeds 2.5 acres.

C. If the lot or parcel in question cannot adequately be served by a water lateral from a water main that has been installed in a side street and the area thereof exceeds 2.5 acres, one 8-inch water lateral shall be installed at the mid-point of the frontage of such lot or parcel unless the area thereof exceeds 5 acres; and

D. If the lot or parcel in question cannot adequately be served by a water lateral from a water main that has been installed in a side street and the area thereof exceeds 5 acres,

one 8-inch lateral shall be installed at the lower side of the mid-point of such lot or parcel and one additional 8-inch lateral shall be installed at the lower side of such lot or parcel unless a lateral or laterals that would render such additional 8-inch lateral unnecessary can be installed to serve such lot or parcel from a water main that has been installed in a side street.

In no event, however, shall a water distribution lateral be installed in the same trench in which a sanitary sewer lateral is installed.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

The sanitary sewer laterals shall be 8-inch polyvinyl chloride sewer laterals between the existing sanitary sewer collection main to 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 Main)

The potable water distribution main shall consist of a 16-inch polyvinyl chloride potable water distribution 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.

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.

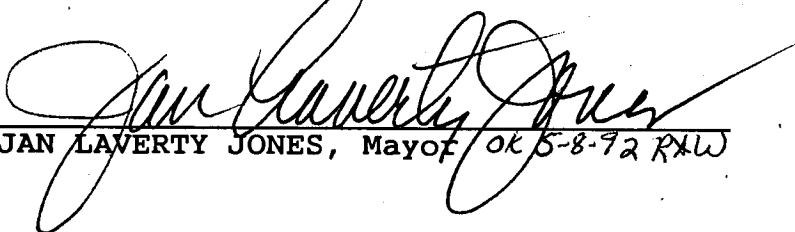
SECTION 7. That all bylaws, orders, resolutions or ordinances, or parts of bylaws, orders, resolutions or ordinances, that are in conflict with this Ordinance are hereby repealed.

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 6th day of May, 1992.



JAN LAVERTY JONES, Mayor *ok 5-8-92 R*W*

ATTEST:

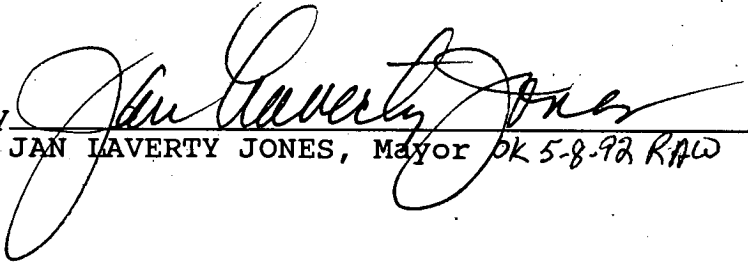


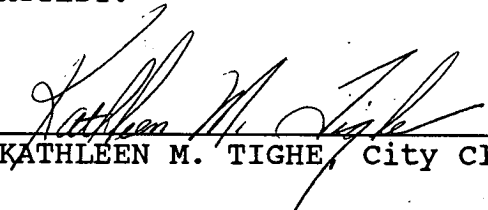
KATHLEEN M. TIGHE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the City Council on the 1st day of April, 1992, and referred to a committee that was composed of Councilmen Higginson and Adamsen for recommendation; thereafter such committee reported favorably on the proposed ordinance on the 6th day of May, 1992, which was a regular meeting of the City Council; and that at such regular meeting the proposed ordinance was read by title to the City Council as it was first introduced and was adopted by the following vote:

VOTING "AYE": Councilmen, Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones
VOTING "NAY": NONE
ABSENT: NONE

APPROVED:

By 
JAN LAVERTY JONES, Mayor *OK 5-8-92 RAW*

ATTEST:

KATHLEEN M. TIGHE, City Clerk

RECEIVED
AFFIDAVIT OF PUBLICATION

MAY 11 11 38 AM '92

CITY CLERK

PASTE CLIPPING HERE

BILL NO. 92-16
Ordinance No. 3643
AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1408; 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 1st day of April, 1992, and referred to the following committee composed of Councilmen Higginson and Adamsen; for recommendation; thereafter the said committee reported favorably on said ordinance on the 6th day of May, 1992, 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: Nolen, Adamsen, Higginson, Howkins Jr, and Mayor Jones
VOTING "NAY" Councilmen: NONE
EXCUSED: Councilmen: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA
PUB: May 9, 1992
Los Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

TERINA L CHAPLIN, 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 MAY 9, 1992 to MAY 9, 1992, on the following days:

MAY 9, 1992

Signed:

Terina L Chaplin

Subscribed and sworn to before me this

12th day of May, 1992

Marjorie E. Ouellette
Notary Public

MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY



My Appointment Expires Dec. 2, 1993

AFFIDAVIT OF PUBLICATION

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CITY CLERK

PASTE CLIPPING HERE

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L CHAPLIN, 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 APRIL 16, 1992 to APRIL 16, 1992, on the following days:

APRIL 16, 1992

BILL NO. 92-16
AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1408; 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 April 1, 1992
BILL NO. 92-16 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Higginson AND Adamsen
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 16, 1992
Las Vegas Review-Journal

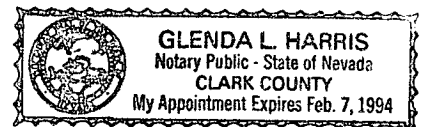
Signed:

Terina L Chaplin

Subscribed and sworn to before me this

16 day of April, 1992

Glenda L Harris
Notary Public



AFFIDAVIT OF PUBLICATION

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CITY CLERK
CITY CLERK

PASTE CLIPPING HERE

STATE OF NEVADA)
COUNTY OF CLARK) SS:

TERINA L. CHAPLIN, 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 MAY 9, 1992 to MAY 9, 1992, on the following days:

MAY 9, 1992

Signed: Terina L. Chaplin

Subscribed and sworn to before me this 12th day of May, 1992

Marjorie E. Ouellette
Notary Public

MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 2, 1993



BILL NO. 92-18
Ordinance No. 3443
AN ORDINANCE CREATING CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1408; 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 1st day of April, 1992, and referred to the following committee composed of Councilmen Higginson and Adamsen; for recommendation; thereafter the said committee reported favorably on said ordinance on the 6th day of May, 1992, 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: Nolen, Adamsen, Higginson, Hawkins Jr. and Mayor Jones
VOTING "NAY" Councilmen: NONE
EXCUSED: Councilmen: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: May 9, 1992
Las Vegas Review-Journal



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CITY CLERK
CITY CLERK

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STATE OF NEVADA)
COUNTY OF CLARK)

SS:

TERINA L CHAPLIN, 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 circu-
lated 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 APRIL 16, 1992
to APRIL 16, 1992, on the following
days:

APRIL 16, 1992

BILL NO. 92-16
AN ORDINANCE CREATING CITY
OF LAS VEGAS, NEVADA, SPE-
CIAL IMPROVEMENT DISTRICT
NO. 1408; ORDERING THE IN-
STALLATION OF CERTAIN IM-
PROVEMENTS WITHIN THE CITY
OF LAS VEGAS; PROVIDING FOR
THE LEVY AND COLLECTION OF
SPECIAL ASSESSMENTS THERE-
FOR; RATIFYING ACTION HERE-
TOFORE TAKEN RELATIVE TO
SAID DISTRICT; AND PROVIDING
FOR RELATED MATTERS.
SPONSORED BY: Ordinance re-
quired by step procedure.
SUMMARY: Creates District
At a City Council meeting
April 1, 1992.
BILL NO. 92-16 WAS READ BY
TITLE AND REFERRED TO REC-
OMMENDING COMMITTEE:
Councilmen Higginson AND
Adamsen
COPIES OF THE COMPLETE BILL
ARE AVAILABLE FOR PUBLIC
INFORMATION IN THE OFFICE
OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: April 16, 1992
Las Vegas Review-Journal

Signed:

Terina L. Chaplin

Subscribed and sworn to before me this

16 day of April, 1992

Glenda L. Harris
Notary Public

GLENDAL HARRIS
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Feb. 7, 1994



085347