

BILL NO. 83-3

ORDINANCE NO. 3030

AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 443; ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND PARTS THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS.

Sponsored By: Ordinance required
by step procedure.

Intent of Bill:
Step Requirement.

WHEREAS the Board of Commissioners of the City of Las Vegas, Nevada, has heretofore taken action preliminary to the creation of Las Vegas, Nevada, Special Improvement District No. 443, for the purpose of improving certain streets and parts thereof, within that certain area of said City described in the Provisional Order Resolution passed and approved on the 1st day of December, 1982, and to defray the entire costs and expenses thereof by special assessments, according to benefits, against the taxable lots and premises of said District; and

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

WHEREAS pursuant to said Resolution, said Board of Commissioners directed the City Clerk of said City to give notice of the estimates of the expense of the improvements and plats and diagrams theretofore filed, and of the time and place of hearing thereon, and said notice was given in the manner specified by

1 the laws of the State of Nevada and in accordance with the di-
2 rections contained in said resolution; and

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

8 WHEREAS, at said hearing with respect to Assessment
9 Unit No. 443:

10 1. "No protests, either verbal or written, were
11 received with respect to Assessable Area."

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

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

17 WHEREAS, said Board of Commissioners has done all
18 things necessary and preliminary to the creation of said Las
19 Vegas, Nevada, Special Improvement District No. 443, including,
20 but not necessarily limited to, the filing with the City Clerk by
21 the City Engineer of a revised and accurate estimate of the cost,
22 plans, assessment plat, specifications and map, and desires now
23 to order such improvements and work by this ordinance.

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

26 SECTION 1. That there shall be, and hereby is
27 created an improvement district for the purpose of improving
28 certain streets and parts thereof within that certain area of
29 said City described in the Provisional Order Resolution passed
30 and approved on the 1st day of December, 1982 to include and be
31 the same as the areas designated in the aforesaid Provisional
32 Order Resolution, and said improvements be, and hereby are ordered.

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

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

12 UNIT I (Curb & Gutter)

13	060-101-010	060-160-003	060-320-004
	060-101-014	060-160-004	060-320-009
14	060-101-029	060-160-014	060-320-011
	060-111-010	060-190-001	060-320-012
15	060-111-014	060-270-001	060-320-013
	060-111-015	060-280-001	060-320-014
16	060-150-001	060-280-003	060-330-004
	060-150-002	060-280-004	060-330-005
17	060-150-003	060-280-005	060-330-009
	060-150-004	060-280-007	060-330-010
18	060-150-005	060-280-008	060-410-003
	060-150-006	060-280-011	060-420-005
19	060-160-002	060-280-012	060-420-006

20 UNIT II (Parking Lane)

21	060-270-001	060-280-008	060-320-012
	060-280-003	060-320-009	060-320-013
22	060-280-005	060-320-011	060-320-014

23 UNIT III (Commercial Driveways)

24	060-101-029	060-160-014	060-320-013
	060-111-010	060-160-001	060-320-004
25	060-111-014	060-280-003	060-330-004
	060-111-015	060-280-004	060-330-009
26	060-150-001	060-280-005	060-420-006
	060-150-002	060-280-007	
27	060-150-003	060-280-011	
	060-150-004	060-280-012	
28	060-160-002	060-320-009	
	060-160-003	060-320-012	

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UNIT IV (Street Lighting)

060-101-010	060-150-005	060-280-012
060-101-011	060-150-006	060-320-004
060-101-012	060-160-002	060-320-009
060-101-013	060-160-003	060-320-011
060-101-014	060-160-004	060-320-012
060-101-029	060-160-014	060-320-013
060-111-010	060-190-001	060-320-014
060-111-011	060-270-001	060-330-004
060-111-013	060-280-001	060-330-005
060-111-014	060-280-003	060-330-009
060-111-015	060-280-004	060-330-010
060-150-001	060-280-005	060-410-003
060-150-002	060-280-007	060-420-005
060-150-003	060-280-008	060-420-006
060-150-004	060-280-011	

UNIT V (Sewer Laterals)

060-101-010	060-160-014	060-330-005
060-101-012	060-190-001	060-330-010
060-111-013	060-280-001	060-410-003
060-150-002	060-280-003	060-420-005
060-150-004	060-280-007	060-420-006
060-150-005	060-280-008	
060-150-006	060-320-004	

UNIT VI (Sidewalks)

060-101-010	060-160-003	060-320-009
060-101-014	060-160-004	060-320-011
060-101-029	060-160-014	060-320-012
060-111-010	060-190-001	060-320-013
060-111-014	060-270-001	060-320-014
060-111-015	060-280-001	060-320-004
060-150-001	060-280-003	060-330-004
060-150-002	060-280-004	060-330-005
060-150-003	060-280-005	060-330-009
060-150-004	060-280-007	060-410-003
060-150-005	060-280-008	060-420-005
060-150-006	060-280-011	060-420-006
060-160-002	060-280-012	060-330-010

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

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

1 SECTION 3. The amounts to be assessed shall be made
2 upon all lots and parcels of property benefitted, proportionately
3 to the benefits received and shall be assessed against the pro-
4 perty abutting said improvements in Assessment Unit No. 443,
5 on an area basis, i.e., on the basis that each lot or parcel of
6 property to be assessed in each assessment unit shall be assessed
7 a portion of the aggregate dollar amount being levied against
8 that particular entire assessment unit in the proportion that the
9 area of said lot or parcel bears to the area of all assessable
10 property in such assessment unit, provided that the depth of a
11 lot or parcel in excess of 100 feet from the frontage facing the
12 improvements shall not be considered in computing the area of
13 such lot or parcel provided that in each assessment unit an
14 equitable adjustment will be made for assessments levied against
15 any irregular lots or parcels, so that the assessments according
16 to benefits are equal and uniform. The portion of the costs to
17 be assessed against, and the maximum amount of benefits estimated
18 to be conferred upon each lot or parcel of property shall be as
19 stated in the aforesaid assessment plat.

20 Regardless of the basis used in apportioning assessments,
21 in case of wedge or "V" or other irregularly shaped tracts, an
22 amount apportioned thereto shall be in proportion to the special
23 benefits to be derived.

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

27 UNIT NO. I

28 The improvements include the installation of standard
29 "L" type curbs and gutters along the West side of Nellis Boulevard
30 from Charleston Boulevard to Owens Avenue and along both sides of
31 of Bonanza Road from the Vegas Wash to Nellis Boulevard, except
32 where adequate improvements have previously been installed, all

1 in conjunction with the installation of the driving lanes, medians
2 and drainage facilities to be paid for with funds other than the
3 levy of assessments, to include the necessary installation, re-
4 moval and relocation of any and all utilities and appurtenances
5 that are necessary to complete same, as more particularly shown
6 on the plats, diagrams and plans of the work and the locality as
7 filed in the Office of the City Clerk.

8 UNIT NO. II

9 The improvements include the installation of a parking
10 lane along both sides of Bonanza Road from Vegas Wash to Nellis
11 Boulevard, in conjunction with the installation of four driving
12 lanes, medians and drainage facilities to be paid for with funds
13 other than the levy of assessments, to include the necessary
14 installation, removal and relocation of any and all utilities and
15 appurtenances that are deemed necessary to complete same, as more
16 particularly shown on the plats, diagrams and plans of the work
17 and the locality as filed in the Office of the City Clerk.

18 UNIT NO. III

19 The improvements include the installation of standard
20 commercial driveways, as requested by the adjacent property owners,
21 along the west side of Nellis Boulevard from Charleston Boulevard
22 to Owens Avenue and along both sides of Bonanza Road from the
23 Vegas Wash to Nellis Boulevard, except where adequate improvements
24 have already been installed, all in conjunction with the installa-
25 tion of driving lanes, medians and drainage facilities to be paid
26 for with funds other than the levy of assessments, to include the
27 necessary installation, removal and relocation of any and all
28 utilities and appurtenances that are necessary to complete same,
29 as more particularly shown on the plats, diagrams and plans of the
30 work and the locality as filed in the Office of the City Clerk.

31 UNIT NO. IV

32 The improvements include the installation of street

1 lighting, consisting of high pressure sodium luminaires and steel
2 lighting standards on concrete foundations with underground wiring
3 along the west side of Nellis Boulevard from Charleston Boulevard
4 to Owens Avenue, and along both sides of Bonanza Road from the
5 Vegas Wash to Nellis Boulevard, except where adequate improvements
6 have already been installed, all in conjunction with the installa-
7 tion of driving lanes, medians and drainage facilities to be paid
8 for with funds other than the levy of assessments, to include the
9 necessary installation, removal and relocation of any and all
10 utilities and appurtenances that are necessary to complete same,
11 as more particularly shown on the plats, diagrams and plans of
12 the work and the locality as filed in the Office of the City Clerk.

13 UNIT NO. V

14 The improvements include the installation of sewer
15 laterals from the existing sewer mains to the front property line
16 adjacent to all vacant properties, along the west side of Nellis
17 Boulevard from Charleston Boulevard to Owens Avenue, and along
18 both sides of Bonanza Road from the Vegas Wash to Nellis Boulevard,
19 all in conjunction with the installation of driving lanes, medians
20 and drainage facilities to be paid for with funds other than the
21 levy of assessments, to include the necessary installation, removal
22 and relocation of any and all utilities and appurtenances that are
23 necessary to complete same, as more particularly shown on the plats,
24 diagrams and plans of the work and the locality as filed in the
25 Office of the City Clerk.

26 UNIT NO. VI

27 The improvements include the installation of standard
28 concrete sidewalks, five feet in width, adjacent to all
29 properties except where adequate sidewalks have previously been
30 installed, along the west side of Nellis Boulevard from Charleston
31 Boulevard to Owens Avenue, and along both sides of Bonanza Road
32 from the Vegas Wash to Nellis Boulevard, all in conjunction with

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

8 SECTION 5. That all actions (not inconsistent with
9 the provisions of this ordinance) heretofore taken by the City of
10 Las Vegas, and the officers of said City, directed toward the
11 construction and installation of the improvements within said
12 Improvement District No. 443, toward the creation of said
13 District No. 443, and toward the levying and effecting of
14 special assessments to defray the cost thereof, be, and the same
15 hereby are, ratified, confirmed and approved.

16 SECTION 6. That all bylaws, orders, resolutions and
17 ordinances, or parts of bylaws, orders, resolutions and ordinances,
18 in conflict herewith are hereby repealed.

19 SECTION 7. That if any one or more sections, sen-
20 tences, clauses, or parts of this ordinance shall, for any reason,
21 be questioned or be held invalid, such judgment shall not affect,
22 impair, or invalidate the remaining provisions of this ordinance,
23 but shall be confined in its operation to the specific sections,
24 sentences, clauses, or parts of this ordinance in any one or more
25 instances shall not affect or prejudice in any way the
26 applicability and validity of this ordinance in any other instance.

27 SECTION 8. That the City Clerk and Clerk of the
28 Board of Commissioners of the City of Las Vegas shall cause this
29 ordinance to be published once a week for two successive weeks
30 immediately following its final reading and adoption, in the
31 Las Vegas Sun, a daily newspaper published in and of general
32 . . .

1 circulation in said City, and this ordinance shall become effect-
2 ive immediately following the second publication.

3 PASSED, ADOPTED AND APPROVED this 2nd day of February,
4 1983.

5 
6 WILLIAM H. BRIARE, MAYOR

7 ATTEST:

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9 
10 CAROL ANN HAWLEY, CITY CLERK

1 The above and foregoing ordinance was first proposed
2 and read by title to the Board of Commissioners on the 19th day
3 of January, 1983, and referred to the following committee
4 composed of Commissioners Lurie and
5 Christensen for recommendation; thereafter the
6 said committee reported favorably on said ordinance on the 2nd
7 day of February, 1983, which was a regular meeting of
8 said Board; that at said regular meeting, the proposed
9 ordinance was read by title to the Board of Commissioners as
10 first introduced and adopted by the following vote:

11 VOTING "AYE" Commissioners: Christensen, Levy, Lurie, Pearson, and Mayor Briare

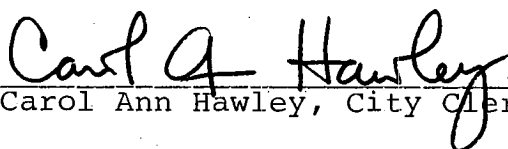
12 VOTING "NAY" Commissioners: None

13 ABSENT: None

14 APPROVED:

15 
16 By WILLIAM H. BRIARE, MAYOR

17
18 ATTEST:

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20 Carol Ann Hawley, City Clerk
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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one insertions from period of January 26, 1983 to January 26, 1983 inclusive, being the issue of said newspaper for the following dates, to wit:

January 26, 1983

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

SIGNED _____

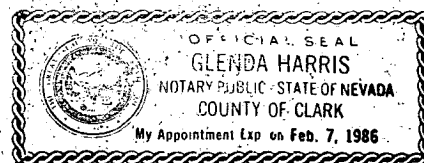
GEORGE J. VASCONI

BILL NO. 83-3
AN ORDINANCE CREATING LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 443; ORDERING THE IMPROVEMENTS OF CERTAIN STREETS AND PARTS THEREOF; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; RATIFYING ACTION HERETOFORE TAKEN RELATIVE TO SAID DISTRICT; AND PROVIDING FOR RELATED MATTERS.
Sponsored by:
Ordinance required by step procedure
Intent of Bill: Step Requirement
At a Commission Meeting on January 19, 1983
BILL NO. 83-3 was read by title and referred to Recommending Committee:
Commissioners Lurie and Christensen
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
Pub. Jan. 26, 1983

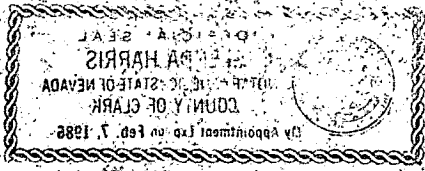
Subscribed and sworn to before me, this 26 day of Jan, 19 83

Glenda Harris

NOTARY PUBLIC, IN AND FOR CLARK COUNTY, NEVADA



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FEB 1 5 AM '85
CITY CLERK



BILL NO. 83-3
ORDINANCE NO. 3030
AN ORDINANCE CREATING LAS
VEGAS, NEVADA, SPECIAL IM-
PROVEMENT DISTRICT NO. 443, OR-
DERING THE IMPROVEMENTS OF
CERTAIN STREETS AND PARTS
THEREOF, PROVIDING FOR THE LEVY
AND COLLECTION OF SPECIAL AS-
SESSMENTS THEREFOR, RATIFYING
ACTION HERETOFORE TAKEN REL-
ATIVE TO SAID DISTRICT, AND PRO-
VIDING FOR RELATED MATTERS.
Sponsored By: Ordinance required by
step procedure.
Intent of Bill
Step Requirement
The above and foregoing ordinance was
first proposed and read by title to the
Board of Commissioners on the 19th
day of January, 1983, and referred to
the following committee composed of
Commissioners Lurie and Christensen
for recommendation; thereafter the said
committee reported favorably on said
ordinance on the 2nd day of February,
1983, which was a regular meeting of
said Board; that at said regular meeting
the proposed ordinance was read by
title to the Board of Commissioners as
first introduced and adopted by the fol-
lowing vote:
VOTING "AYE" Commissioners:
Christensen, Levy, Lurie, Pearson,
and Mayor Briare
VOTING "NAY" Commissioners: NONE
ABSENT NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC
INFORMATION IN THE OFFICE OF THE
CITY CLERK, 10TH FLOOR, CITY HALL,
400 EAST STEWART AVENUE, LAS
VEGAS, NEVADA
Pub: February 5, 12, 1983
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss.

Coralee M. Wilson

, being first duly sworn,

deposes and says: That he is Legal Clerk of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 2 times.

from February 5, 1983 to February 12, 1983

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

February 5, 12, 1983

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

Signed

Coralee M. Wilson

Subscribed and sworn to before me this 20th
day of april 1983.

[Signature]

My Commission Expires



Notary Public in and for Clark County, Nevada

Notary Public-State of Nevada
COUNTY OF CLARK

My Appointment Expires Apr. 14, 1985