

EMERGENCY ORDINANCE NO. 960

AN EMERGENCY ORDINANCE CREATING ASSESSMENT DISTRICT NO. 100-58; PROVIDING FOR CERTAIN PUBLIC IMPROVEMENTS IN VARIOUS AREAS OF SAID CITY GENERALLY DESCRIBED AS FOLLOWS: UNIT I - INSTALLING CURBS, GUTTERS AND STREET PAVING ALONG WASHINGTON AVENUE FROM LAS VEGAS BOULEVARD NORTH EASTERLY TO BRUCE STREET; UNIT II - INSTALLING CURBS, GUTTERS AND STREET PAVING ALONG CERTAIN PORTIONS OF STREETS WITHIN B. M. JONES SUBDIVISION AND VICINITY LYING WITHIN THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; UNIT III - INSTALLING SANITARY SEWER, CURBS AND GUTTERS ALONG CERTAIN STREETS AND PORTIONS OF STREETS IN HIGHLAND PARK AS SHOWN IN BOOK 2 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTRY RECORDER, CLARK COUNTY, NEVADA, SAVE AND EXCEPT THE SOUTHERLY 75 FEET MORE OR LESS; AND UNIT IV - INSTALLING SANITARY SEWERS ALONG CERTAIN STREETS IN HAPPY VALLEY RANCHOS TRACTS AND ADJACENT AREAS; PROVIDING FOR SPECIAL ASSESSMENTS ACCORDING TO BENEFITS TO DEFRAY THE STATED COST THEREOF; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL AND REPORTING OF THE SAME TO THE BOARD OF COMMISSIONERS; PROVIDING FOR FILING OF SAID ROLL WITH CITY CLERK; PROVIDING A TIME AND PLACE TO REVIEW SAID ASSESSMENTS AND NOTIFICATION THEREOF; PROVIDING FOR THE CORRECTION AND/OR CONFIRMATION AND APPROVAL OF SAID ROLL THEREAT OR THEREAFTER; PROVIDING FOR THE INDORSEMENT ON SAID ROLL OF SAID CONFIRMATION AND APPROVAL; PROVIDING FOR THE DELIVERY OF SAID APPROVED ROLL TO THE EX-OFFICIO CITY ASSESSOR; PROVIDING THAT SAID ASSESSMENTS SHALL CONSTITUTE A LIEN; PRESCRIBING THE METHOD OF PAYING SAID ASSESSMENTS AND THE INTEREST THEREON; PROVIDING FOR THE DISPOSITION OF SAID ASSESSMENTS; DIRECTING THE NOTIFICATION BY MAIL WHEN AND WHERE SAID ASSESSMENT IS DUE AND PAYABLE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION HERETOFORE TAKEN TOWARD IMPROVING SAID AREAS IN SAID FOUR UNIT DISTRICT; TOWARD ITS CREATION AND TOWARD LEVYING AND EFFECTING SPECIAL ASSESSMENTS; PROVIDING OTHER MATTERS RELATING THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Board of Commissioners of the City of Las Vegas in the County of Clark and State of Nevada deems it expedient and for the best interests of said City to make certain improvements, hereinafter more particularly described; and

WHEREAS, said Board deems it expedient and desirable to create Assessment District No. 100-58 for the purpose of making said improvements in each of said units and to defray the cost and expense thereof by special assessments made according to benefits against the owners and the assessable lots, premises, and property specially benefited by such improvements and included within each unit of said district; and

WHEREAS, THERE is included within said district in Unit I the following described property against which a valid special assessment cannot be levied by said City and which shall be borne by the general fund of the City of Las Vegas, to-wit:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the West One-half (W $\frac{1}{2}$) of Section 26, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to wit:

Commencing at the center corner of Section 26, Township 20 South, Range 61 East, thence North 0° 05' 47" East

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along the East line of the West One-half ($W\frac{1}{2}$) of Section 26 a distance of 190 feet, thence South $89^{\circ} 49' 07''$ West parallel with and distant 190 feet North of the South line of the North One-half ($N\frac{1}{2}$) of the West One-half ($W\frac{1}{2}$) of Section 26 a distance of 1035.74 feet to a point on the West line of that certain parcel conveyed to the Las Vegas Sheriff Posse, the True Point of Beginning, thence continuing South $89^{\circ} 49' 07''$ West parallel with and distant 190 feet North of said South line a distance of 1584.92 feet to a point on the East right-of-way line of Las Vegas Blvd. North, thence South $05^{\circ} 08' 37''$ West along said East right-of-way line a distance of 190 feet to a point on the South line of the Northwest One-Quarter ($NW\frac{1}{4}$) of Section 26, said point also being the centerline of Washington Ave., thence North $89^{\circ} 49' 07''$ East along said centerline a distance of 1584.92 feet more or less to a point bearing South $0^{\circ} 05' 47''$ West distant 190 feet from the point of beginning, thence North $0^{\circ} 05' 47''$ East a distance of 190 feet to the True point of Beginning; and

WHEREAS, in the judgment of the Board of Commissioners of said City of Las Vegas it is fair and equitable that such portion of said cost and expense applicable to any lot or premises for said improvements exceeding 100% of the assessed value of such lot or premises as shown upon the latest tax rolls or assessment roll for state and county taxation be borne by the City from its general funds; and

WHEREAS, in the judgment of the Board of Commissioners of said City of Las Vegas, it is fair and equitable that such portion of said cost and expense applicable to public property be borne by the City from its general funds; and

WHEREAS, said Board considers it necessary, desirable, and for the best interests of the City, to take the steps provided by law for the organization of an assessment district consisting of four separate and distinct units and the construction there of said improvements; and

WHEREAS, said Board by Ordinance No. 950, passed, adopted and approved the 17th day of January, 1962, declared its determination to make certain improvements as herein provided in each unit of said district, to create Assessment District No. 100-58 for the purpose of making said improvements, to defray the cost and expense thereof by special assessments made according to benefits, and fixed a time in which protests against the proposed improvements or the creation of such District might be heard and considered by said Board, and directed notice thereof to be given; and

WHEREAS, said Board determined that said notice was given in the manner prescribed by Section 6 of said Ordinance No. 950 and

Section 57, Chapter II, Charter of the City of Las Vegas; and

WHEREAS, certain protestants appeared and voiced certain objections to the proceeding and the Board of Commissioners determined that the number of protestants did not equal 50% of the property within the district; and

WHEREAS, said Board has done all things necessary and preliminary to the creation of said Assessment District No. 100-58, and now desires to create said District;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DO ORDAIN AS FOLLOWS:

SECTION I. There shall be and there hereby is created a special four-unit assessment district in the City of Las Vegas, Nevada, to be called and designated Assessment District No. 100-58. That the Board proposes to improve the areas contained within Units I, II, III and IV as specified below:

UNIT I. - Along Washington Avenue from Las Vegas Boulevard North to Bruce Street:

(a) North Lane- Portland cement concrete "L" type curb and gutter both sides of lane, excavation; 4" type II aggregate base course; 6" type I aggregate base course; 2½" asphaltic concrete pavement and fog seal;

(b) South Lane - Portland cement concrete "L" type curb and gutter both sides of lane; 1½" asphaltic concrete overlaid on existing pavement; 5 foot widening on south side of lane consisting of excavation, 4" type II aggregate base course, 6" type I aggregate base course, and 2½" asphaltic concrete pavement and fog seal;

(c) Cross-over - Crossing of the center island of street consisting of excavation, installation of 4" type II aggregate and 6" type I aggregate base courses and 2½" asphaltic concrete pavement, with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved now on file in the office of the City Clerk of the City of Las Vegas.

UNIT II. - Along Washington and Adams Avenues from "J" Street to "H" Street; along Madison Avenue from "I" Street to "H" Street; along Madison Avenue from "J" Street Westerly a distance of approximately 336 feet; Monroe Avenue from "J" Street westerly a distance of approximately 350 feet; along Jackson Avenue from "J" Street westerly to a point approximately 350 feet; along "J" Street from Madison Avenue to Jackson Avenue; along "J" Street from Washington to Adams Avenue; along "I" Street from Washington Avenue northerly to a point approximately 75 feet south of the south right-of-way line of Monroe Avenue; and along Cunningham Street from Adams northerly to a point approximately 75' south of the south right-of-way line of Monroe Avenue: ?

"L" type Portland Cement Concrete curbs and gutters, Portland Cement Concrete valley gutters where necessary, two inches and two and one-half inches asphaltic concrete pavement as designated by the typical standard street sections and to include sub-base material where required along said streets, avenues, and drives with the removal and relocation of any and all utilities that are deemed necessary to complete the same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved now on file in the office of the City Clerk of the City of Las Vegas.

UNIT III. - Along Tonopah Drive, Beaumont Street, Arnold Street, Vandalia Street and Deauville Street from the northerly boundary of Highland Park Subdivision to a point approximately 75' north of the southerly boundary of said subdivision; along Center Street from Tonopah Drive to Deauville Street:

"L" type curb, gutters and valley gutters of Portland Cement Concrete material where required; and

along Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street from the north boundary of Highland Park Subdivision southerly to a point approximately 75' north of the southerly boundary of said subdivision and Center Street from Beaumont Street easterly to an existing sewer along a northerly projection of Shadow Lane:

8" vitrified clay sewer pipe, 4" vitrified clay sewer pipe house services from the 8" sewer pipe to lot lines; with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved, now on file in the office of the City Clerk of the City of Las Vegas.

UNIT IV. - Along Owens Avenue, Van Buren Avenue, and Monroe Avenue from Marion Street easterly to Nellis Boulevard; and along Sandra Road and Washington Avenue from Nellis Boulevard westerly a distance of approximately 1274 feet; and along Marion Street from Owens Avenue to Monroe Avenue:

8" vitrified clay sewer pipe, 4" vitrified clay sewer pipe house services from the 8" sewer pipe to lot lines, with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved, now on file in the office of the City Clerk of the City of Las Vegas.

SECTION 2. That the areas to be assessed within the units which the Board proposes to so have improved are as follows:

UNIT I - A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the West One-Half (W $\frac{1}{2}$) of Section 26, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to wit:

BEGINNING at the center corner of Section 26, Township 20 South, Range 61 East, thence North $0^{\circ}05'47''$ East along the East line of the West One-Half ($W\frac{1}{2}$) of Section 26 a distance of 190 feet, thence South $89^{\circ}49'07''$ West parallel with and distant 190 feet North of the South line of the North One-Half ($N\frac{1}{2}$) of the West One-Half ($W\frac{1}{2}$) of Section 26 a distance of 2620.66 feet to a point on the East right-of-way line of Las Vegas Boulevard North, thence South $05^{\circ}08'37''$ West along said East right-of-way line a distance of 380 feet, thence North $89^{\circ}49'07''$ East parallel with the North line of the South One-Half ($S\frac{1}{2}$) of the West One-Half ($W\frac{1}{2}$) of Section 26, and distant 190 feet South thereof a distance of 2620.66 feet to a point on the East line of the West One-Half ($W\frac{1}{2}$) of Section 26, thence North $0^{\circ}05'47''$ East along said East line a distance of 190 feet to the Point of Beginning.

UNIT II. - Those portions lying within the Northeast One-Quarter ($NE\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, consisting of the West One-Half ($W\frac{1}{2}$) of Block 1, B.M. Jones Subdivision, all of Blocks 2, 4 and 5 of said B.M. Jones Subdivision as shown by map thereof in Book 1 of Plats, Page 93, in the Office of the County Recorder of Clark County, Nevada, together with the acreage parcels adjoining the East right of way line of Cunningham Drive, North and South right-of-way lines of Adams Avenue, North right-of-way line of Washington Avenue, also the parcels adjacent to the West right-of-way line of "J" Street between the South right-of-way line of Jackson Avenue and North right-of-way line of Madison Avenue, said parcels all lying within the following described parcels, to-wit:

PARCEL I - Beginning at the Northeast corner of Lot 6, Block 1, B.M. Jones Subdivision as shown by map thereof in Book 1 of Plats, Page 93 in the Office of the County Recorder Clark County Nevada, thence Westerly along the North line of Lot 6 and its Westerly prolongation a distance of 476.02 feet to a point on the centerline of "I" Street, thence Southerly along said centerline a distance of 1036.77 feet to a point of intersection with the centerline of Adams Ave., thence Westerly along said centerline a distance of 675.29 feet to a point of intersection with the centerline of "J" Street, thence Southerly along the centerline of "J" Street a distance of 345.58 feet to a point of intersection with the centerline of Washington Ave., thence Easterly along said centerline a distance of 1272.84 feet to a point of intersection with the Westerly right-of-way line of "H" Street, thence Northerly along said Westerly right-of-way a distance of 29.11 feet to a point of intersection with the Northerly right-of-way of Washington Ave., thence Westerly along the Northerly right-of-way line of Washington Ave., a distance of 99 feet, thence Northerly parallel with the Westerly right-of-way line of "H" Street a distance of 294.21 feet to a point on the Southerly right-of-way line of Adams Ave., thence Easterly along said right-of-way line a distance of 99 feet to a point of intersection with the Westerly right-of-way line of "H" Street, thence Northerly along the West right-of-way line of "H" Street extended a distance of 50 feet to a point on the Northerly right-of-way line of Adams Ave., thence Westerly along said Northerly right-of-way line of Adams Ave., a distance of 116.6 feet, thence Northerly parallel with "H" St., a distance of 694.42 feet to a point on the Southerly right-of-way line of Madison Ave., thence Easterly along said Southerly right-of-way line a distance of 116.60 feet to a point on the Westerly right-of-way line of "H" Street, thence Northerly along said Westerly right-of-way line extended, a distance of 50 feet to a point of intersection with the Northerly right-of-way line of Madison Ave., thence Westerly along the Northerly right-of-way line of Madison Ave., a distance of 116.60 feet, thence Northerly parallel to "H" Street a distance of 267.13 feet to the Point of Beginning.

PARCEL II - Commencing at the intersection of the centerlines of Ivy Street and Madison Avenue as said intersection appears by map of B. M. Jones Subdivision in Book 1 of Plats, Page 39 in the Office of the County Recorder Clark County, Nevada, thence South 89° 54' 23" West along the centerline of Madison Avenue a distance of 322.45 feet more or less to a point of intersection with the centerline of "J" Street, the True Point of Beginning, thence Northerly along the centerline of "J" Street a distance of 750.08 feet more or less to a point of intersection with the centerline of Jackson Avenue, thence Westerly along the centerline of Jackson Avenue a distance of 350.68 feet, thence Southerly parallel with the centerline of "J" Street a distance of 304.42 feet to a point on the centerline of Monroe Avenue, thence Easterly along the centerline of Monroe Avenue a distance of 14.76 feet, thence Southerly parallel with "J" Street a distance of 445.66 feet to a point on the centerline of Madison Avenue, thence Easterly along the centerline of Madison Avenue a distance of 335.92 feet more or less to the True Point of Beginning.

UNIT III - Those certain tracts or parcels of land lying and being situate in the County of Clark, State of Nevada, and being a portion of the Southwest One-Quarter (SW $\frac{1}{4}$) of the Northwest One-Quarter (NW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to-wit:

Commencing at the West quarter corner of Section 33, Township 20 South, Range 61 East, said point also being the Southwest corner of Amended Plat of Highland Park as shown by map thereof in Book 2 of Plats, page 14 of records in the Office of the County Recorder Clark County, Nevada, thence North 0° 06' East along the West line thereof a distance of 50 feet to the True Point of Beginning, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 2, Block 1, Amended Plat of Highland Park aforementioned, thence continuing North 89° 53' 00" East along the North line of said Lot 2 and its Easterly prolongation a distance of 220 feet to a point on the centerline of Beaumont St., thence North 0° 06' East along said centerline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 3, Block 3 of said subdivision, thence continuing North 89° 53' 00" East along the North line of Lot 3 a distance of 100 feet to the Northeast corner thereof, thence North 0° 06' East along the West line of Lot 35, Block 3 a distance of 25 feet to the Northwest corner thereof, thence North 89° 53' 00" East a distance of 120 feet to a point on the centerline of Arnold Street, thence South 0° 06' West along said centerline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 3, Block 5, thence continuing North 89° 53' 00" East along the North line of said Lot 3 and its Easterly prolongation a distance of 230 feet to a point on the centerline of Vandalia St., thence North 0° 06' East along said centerline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 4, Block 7 of Amended Plat of Highland Park aforementioned, thence continuing North 89° 53' 00" East along the North line of said Lot 4 and its Easterly prolongation a distance of 220 feet, to the Northeast corner of Lot 35, Block 7, thence South 0° 06' West along the East line of said Lot 35 a distance of 20 feet to a point 5 feet North of the Southeast corner thereof, thence North 89° 35' 00" East parallel with the South line of the Northwest One-Quarter (NW $\frac{1}{4}$) of Section 33 and distant 80 feet North measured at right angles thereto a distance of 150 feet, thence North 0° 06' East parallel with the East line of Amended Plat of Highland Park aforementioned and distant 150 feet East measured at right angles thereto, a distance of 910 feet to a point on the Easterly prolongation of the North line of Amended Plat of

Highland Park, thence South 89°35'00" West along said North line a distance of 1130 feet to a point on the West line of the Northwest One-Quarter (NW $\frac{1}{4}$) of the Southwest One-Quarter (SW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, said point also being the centerline of Tonopah Drive as shown by map of Amended Plat of Highland Park, thence South 0°06' West along said centerline a distance of 940 feet to the True Point of Beginning.

UNIT IV. - A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 29, Township 20 South, Range 62 East, M.D.B.&M., and being more particularly described as follows, to wit:

BEGINNING at the North One-Quarter (N $\frac{1}{4}$) corner of Section 29, Township 20 South, Range 62 East, said corner also being the Northwest corner of Happy Valley Ranchos Tract 1 as shown by map thereof in Book 3 of Plats, Page 69 in the Office of the County Recorder Clark County, Nevada, thence North 86°58'06" East along the North line thereof a distance of 2497.12 feet to a point 50 feet west of the Northeast corner of Happy Valley Ranchos Tract 1, thence South 0°20'08" East parallel with and distant 50 feet West of the East line of Happy Valley Ranchos Tract 1 a distance of 1342.68 feet more or less to a point on the centerline of Monroe Avenue, said point being on the South line of Happy Valley Ranchos Tract 1, thence continuing South 0°20'08" East parallel with and distant 50 feet West of the East line of Happy Valley Ranchos Tract 2, as shown by map thereof in Book 4 of Plats, Page 21 and its Southerly prolongation a distance of 1691.15 feet more or less to a point 350 feet Southerly of the North line of the Southeast One-Quarter (SE $\frac{1}{4}$) of Section 29, thence South 87°13'28" West parallel with said North line a distance of 1273.54 feet more or less, thence North 0°44'43" East along the Southerly prolongation of the West line of Happy Valley Ranchos Tract 2 aforementioned a distance of 1362.48 feet more or less to a point 330 feet Southerly of the Centerline of Monroe Avenue, thence South 87°13'28" West parallel with said centerline a distance of 1299.20 feet more or less, thence North 1°50'08" East a distance of 330 feet to the intersection of the centerlines of Monroe Avenue and Marion Drive, thence South 87°13'28" West along the Westerly prolongation of the centerline of Monroe Ave., a distance of 330 feet, thence North 1°50'08" East parallel with the West line of Happy Valley Ranchos Tract 1 aforementioned a distance of 1334.40 feet more or less to a point on the North line of the Northwest One-Quarter (NW $\frac{1}{4}$) of Section 29, thence South 89°58'59" East along said North line a distance of 330 feet more or less to the Point of Beginning.

SECTION 3. That the cost and expense of making said improvements, including all incidental expenses which may be legally included in the sums assessed, including, without limiting the generality of the foregoing, the cost of surveys, plans, assessments, the costs of construction, and the fees and compensation properly charged in the work of making

special assessments, shall be defrayed by special assessments made according to benefits against the owners and the assessable lots, premises and property specially benefitted by such improvements and included within said District. The entire costs and expenses of making said improvements in each of said units and the totals of the special assessments so levied shall be in the following amounts:

Unit I - \$ 37,417.36

Unit II \$ 50,084.57

Unit III \$ 42,568.41

Unit IV \$ 46,709.84, and the amount appli-

cable to public property to be paid from the general fund of the City of Las Vegas is \$11,425.58 (Unit I).

SECTION 4. That in no case shall the amount of any special assessment upon any such lot or premises exceed 100% of the value of such lot or premises as shown upon the latest tax list or assessment roll for State and County taxation, but such cost in excess of 100% shall be borne by the City of Las Vegas and paid out of the General Fund.

SECTION 5. That the County Assessor of the County of Clark and State of Nevada, the Acting Ex-Officio City Assessor of the City of Las Vegas, Nevada, shall prepare, and is hereby empowered, authorized and directed to make forthwith, an assessment roll in the manner provided by the Charter of the City of Las Vegas, Nevada, and shall assess each lot and parcel of land embraced within each unit of the aforementioned special assessment district in the manner as specified below:

UNIT I. Each lot appearing on the plat will be assessed prorata on the basis of footage abutting improvement.

UNIT II. Each lot appearing on the plat will be assessed prorata on the basis of area.

UNIT III. Each lot or parcel appearing on the plat will be assessed prorata on the basis of footage abutting the following named streets: Tonopah Drive, Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street, except that all parcels abutting on Tonopah Drive shall be exempt from sewer assessment.

UNIT IV. Each lot or parcel appearing in the plat will be assessed prorata on the basis of area.

The area or abutting footage of all lots to be assessed shall be the aggregate area or abutting footage as determined upon for assessment by the Assessor and the total benefits to each lot and parcel shall be as determined by the Board of City Commissioners.

SECTION 6. That when said Ex-Officio City Assessor shall have completed the assessment, he shall report the same to the Board of Commissioners of the City of Las Vegas. Such report shall be signed by him and made in the form of a certificate endorsed on an assessment roll which certificate shall be in form prescribed by the Charter of the City of Las Vegas.

SECTION 7. That after said special assessment roll shall have been prepared and reported to said Board, it shall be filed in the office of the City Clerk and numbered.

SECTION 8. That before said special assessment roll is adopted and confirmed by said Board, any person objecting to the assessment may file his objection thereto with the City Clerk on or before Wednesday, the 2nd day of May, 1962, at 7:30 P. M., at the City Hall in said City, and said time and place are hereby fixed as the time and place when and where said Board and said County Assessor and Ex-Officio City Assessor will meet to hear and consider objections to said special assessment roll and to review said assessment.

SECTION 9. That after filing said special assessment roll with the City Clerk, she shall give notice of the time said Board and said Ex-Officio City Assessor will meet to review the assessments by publication at least once a week for two weeks in the Las Vegas Sun, a daily newspaper published in said City of Las Vegas, and by mailing said notice, postage prepaid, as first class mail, at least fifteen days prior to such hearing, to the last known address of each last known owner of land within the district whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the local property assessment rolls for general (ad valorem) taxes of the County of Clark wherein said property is located. Whenever any notice is mailed as herein provided, the fact that the person to whom it was addressed does not receive it shall not in any manner invalidate or affect the legality of the notice thereby given. Said notice shall be in the form prescribed by the Charter of the City of Las Vegas.

SECTION 10. That at said time appointed for reviewing the assessments as aforesaid, the Board of Commissioners and the Ex-Officio City Assessor shall meet and then, or at some adjourned meeting, review the assessments and hear any objections to said assessments which may be made by any person deeming himself aggrieved thereby, and shall decide the same; and said Board may correct the same as to any assessment or description of the premises appearing therein, and may confirm and approve it as reported or as corrected, or said Board may refer the assessment back to said Ex-Officio City Assessor for revision, or annul it and direct a new assessment in which case the assessment shall be made anew.

SECTION 11. That when said special assessments shall be confirmed, the City Clerk shall make an indorsement upon the roll showing the date of confirmation, which shall be in the form prescribed by the Charter of the City of Las Vegas.

SECTION 12. That when the assessments shall be confirmed and approved as herein provided, it shall be final and conclusive. The City Clerk shall thereupon deliver to said County Assessor, acting ex-officio City Assessor, the Assessment Roll as confirmed by the Board of Commissioners, with his certificate of such confirmation, and of the date thereof. The County Assessor, acting Ex-Officio City Assessor, shall thereupon, without extra compensation, record such Assessment Roll in his office, and append thereto his certificate of the date of such recording, whereupon from said date all persons shall be deemed to have notice of the contents of such Assessment Roll, and it shall be prima facie evidence in all courts and tribunals of the regularity of all proceedings preliminary to the making thereof, and of the validity of the assessment and Assessment Roll.

SECTION 13. That all special assessments, assessed as aforesaid shall from the date of confirmation and approval thereof constitute a lien upon the respective lots or parcels of land assessed. The special assessments thereafter shall be and remain a lien on the respective lots and parcels of land assessed until paid.

SECTION 14. That said assessments shall be due and payable at the office of the County Treasurer of Clark County, Nevada, acting Ex-Officio City Treasurer and Ex-Officio Tax Collector of the City of Las Vegas, within thirty days after said special assessment roll is confirmed and approved, without interest and without demand; provided, that all such assessments, or any part thereof, may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment, or any part thereof, within said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. In case of such election to pay in installments, the unpaid assessments shall be payable at the office of said Ex-Officio City Treasurer in ten substantially equal annual installments of principal, the first of which installments of principal shall be due and payable on or before the 1st day of June, 1963, and the remainder of said installments shall be due and payable successively on or before the same day in each year thereafter until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the 1st day of June, 1962, at a rate of interest which shall be one-half of one percent greater than the average coupon rate to be borne by the special assessment bonds to be hereafter authorized, sold, issued, and delivered, said interest rate on assessments not to exceed seven per centum (7%) per annum, payable annually at the office of said Ex-Officio City Treasurer, the first annual payment of interest being due and payable on the 1st day of June, 1963, and the remainder of said annual installments of interest being due and payable on the 1st day of June in each year thereafter. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole amount of the unpaid principal to become due and payable immediately, and the whole amount of the unpaid principal and accrued interest shall thereafter bear penalty at the rate of ten per centum (10%) per annum, until the day of sale, but any time prior to the day of the sale, the owner may pay the

amount of all unpaid installments, with interest thereon at ten per centum (10%) per annum, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any installment or payment, may, at any time, pay the whole of the unpaid principal with interest accruing thereon to the next interest paying date.

Each assessment, together with interest thereon, shall be placed on the tax roll of Clark County on and against the several owners and premises, and the County Assessor of Clark County, acting Ex-Officio Assessor of the City of Las Vegas, is hereby authorized and directed to enter the same on the tax roll of said County and to extend the same in a special column for special assessments on said tax roll, and the County Treasurer of said County, the Ex-Officio City Treasurer and Ex-Officio Tax Collector of the City of Las Vegas, is hereby authorized and directed to collect the same, all in the same manner and at the same time as other State and County taxes are collected.

SECTION 15. That the special assessments, both principal and interest, when collected, shall be placed in a special fund to be known as "Assessment District No. 100-58 Bond Interest and Redemption Fund", and as such shall at all times constitute a sinking fund for and deemed specially appropriated to the payment of the special assessment improvement bonds and interest thereon, to be hereafter authorized, sold, issued and delivered for the purpose of paying in part the cost or expense of said improvements; and said fund shall be applied to payment of bonds and interest and shall not be used for any other purpose until said bonds and the interest thereon are fully paid.

SECTION 16. That after said assessment roll has been confirmed and approved, said Ex-Officio City Treasurer immediately shall notify each person known to said Ex-Officio City Assessor, whose name appears on said assessment roll, by United States of America mail, that an assessment has been levied against said person and the designated property in said "Assessment District No. 100-58", and shall state therein when and where said assessment is due and payable.

SECTION 17. That all action (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the improving of the area in each of the hereinabove described Units in said Assessment District No. 100-58, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same is hereby ratified, approved and confirmed.

SECTION 18. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance are hereby repealed.

SECTION 19. That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and 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 and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

SECTION 20. That by reason of the fact that the existing improvements in the City of Las Vegas are inadequate to meet the present and future needs of the City and its inhabitants and that it is necessary immediately to raise funds to install the hereinabove described improvements, therefore it is hereby declared that an emergency exists, and that this ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 21. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to

be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun, a daily newspaper published in said City, and this ordinance shall become effective immediately following the second publication hereof.

PASSED, ADOPTED AND APPROVED this 21st day of March, 1962.

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, CITY CLERK

VOTING "AYE": Commissioners Mirabelli, Levy, Fountain, Whipple and Mayor Gragson

VOTING "NAY": None

ABSENT: None

APPROVED:

Oran K. Gragson
Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, CITY CLERK

17402



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Anthony Cina

, being first duly sworn,

Foreman

deposes and says: That he is _____ 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

Two Weeks

from **March 26** to **April 2**

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

March 26 and April 2, 1962

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

Signed

Anthony Cina

Subscribed and sworn to before me this *18th*
day of *April* 1962.

Lillian D. Lane

Notary Public in and for Clark County, Nevada

My Commission Expires

My Commission Expires July 30, 1962

EMERGENCY ORDINANCE NO. 960

AN EMERGENCY ORDINANCE CREATING ASSESSMENT DISTRICT NO. 100-58; PROVIDING FOR CERTAIN PUBLIC IMPROVEMENTS IN VARIOUS AREAS OF SAID CITY GENERALLY DESCRIBED AS FOLLOWS: UNIT I — INSTALLING CURBS, GUTTERS AND STREET PAVING ALONG WASHINGTON AVENUE FROM LAS VEGAS BOULEVARD NORTH EASTERLY TO BRUCE STREET; UNIT II — INSTALLING CURBS, GUTTERS AND STREET PAVING ALONG CERTAIN PORTIONS OF STREETS WITHIN B. M. JONES SUBDIVISION AND VICINITY LYING WITHIN THE NORTHEAST ONE-QUARTER (NE¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; UNIT III — INSTALLING SANITARY SEWER, CURBS AND GUTTERS ALONG CERTAIN STREETS AND PORTIONS OF STREETS IN HIGHLAND PARK AS SHOWN IN BOOK 2 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, SAVE AND EXCEPT THE SOUTHERLY 15 FEET MORE OR LESS; AND UNIT IV — INSTALLING SANITARY SEWERS ALONG CERTAIN STREETS IN HAPPY VALLEY RANCHOS, TRACTS AND ADJACENT AREAS, PROVIDING FOR SPECIAL ASSESSMENTS ACCORDING TO BENEFITS TO DEFRAY THE STATED COST THEREOF; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL AND REPORTING OF THE SAME TO THE BOARD OF COMMISSIONERS; PROVIDING FOR FILING OF SAID ROLL WITH CITY CLERK; PROVIDING A TIME AND PLACE TO REVIEW SAID ASSESSMENT AND NOTIFICATION THEREOF; PROVIDING FOR THE CORRECTION AND/OR CONFIRMATION AND APPROVAL OF SAID ROLL THEREAT OR THEREAFTER; PROVIDING FOR THE INDORSEMENT ON SAID ROLL OF SAID CONFIRMATION AND APPROVAL; PROVIDING FOR THE DELIVERY OF SAID APPROVED ROLL TO THE EX-OFFICIO CITY ASSESSOR; PROVIDING THAT SAID ASSESSMENT SHALL CONTINUE A LIEN; PRESCRIBING THE METHOD OF PAYING ASSESSMENTS AND THE INTEREST THEREON; PROVIDING FOR THE DISPOSITION OF SAID ASSESSMENTS; DIRECTING THE NOTIFICATION BY MAIL WHEN AND WHERE SAID ASSESSMENT IS DUE AND PAYABLE; RATIFYING, APPROVING AND CONFIRMING ALL ACTION HERETOFORE TAKEN TOWARD IMPROVING SAID AREAS IN SAID FOUR UNIT DISTRICT; TOWARD ITS CREATION AND TOWARD LEVYING AND EFFECTING SPECIAL ASSESSMENTS; PROVIDING OTHER MATTERS RELATING THERETO AND DECLARING AN EMERGENCY.

WHEREAS, the Board of Commissioners of the City of Las Vegas in the County of Clark and State of Nevada deems it expedient and for the best interests of said City to make certain improvements, hereinafter more particularly described; and

WHEREAS, said Board deems it expedient and desirable to create Assessment District No. 100-58 for the purpose of making said improvements in each of said units and to defray the cost and expense thereof by special assessments made according to benefits against the owners and the assessable lots, premises, and property specially benefited by such improvements and included within each unit of said district; and

WHEREAS, THERE is included within said district in Unit I the following described property against which a valid special assessment cannot be levied by said City and which shall be borne by the general fund of the City of Las Vegas, to-wit:

A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the West one-half (W½) of Section 26, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to-wit:

Commencing at the center corner of Section 26, Township 20 South, Range 61 East, thence North 0° 05' 47" East along the East line of the West One-half (W½) of Section 26 a distance of 190 feet, thence South 89° 49' 07" West parallel with and distant 190 feet North of the South line of the North One-half (N½) of the West One-half (W½) of Section 26 a distance of 1035.74 feet to a point on the West line of that certain parcel conveyed to the Las Vegas Sheriff Posse, the True Point of Beginning, thence continuing South 89° 49' 07" West parallel with and distant 180 feet North of said South line a distance of 1584.92 feet to a point on the East right-of-way line of Las Vegas Blvd. North, thence South 05° 08' 37" West along said East right-of-way line a distance of 180 feet to a point on the South line of the Northwest One-Quarter (NW¼) of Section 26, said point also being the centerline of Washington Ave., thence North 99° 49' 07" East along said centerline a distance of 1584.92 feet more or less to a point bearing South 0° 05' 47" West distant 190 feet from the point of beginning, thence North 0° 05' 47" East a distance of 190 feet to the True point of Beginning; and

WHEREAS, in the judgment of the Board of Commissioners of said City of Las Vegas it is fair and equitable that such portion of said cost and expense applicable to any lot or premises for said improvements exceeding 100% of the assessed value of such lot or premises as shown upon the latest tax rolls or assessment roll for state and county taxation be borne by the City from its general funds; and

WHEREAS, in the judgment of the Board of Commissioners of said City of Las Vegas, it is fair and equitable that such portion of said cost and expense applicable to public property be borne by the City from its general funds; and

WHEREAS, said Board considers it necessary, desirable, and for the best interests of the City, to take the steps provided by law for the organization of an assessment district consisting of four separate and distinct units and the construction there of said improvements; and

WHEREAS, said Board by Ordinance No. 950, passed, adopted and approved the 17th day of January, 1962, declared its determination to make certain improvements as herein provided in each

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unit of said district, to create Assessment District No. 100-58 for the purpose of making said improvements, to defray the cost and expense thereof by special assessments made according to benefits, and fixed a time in which protests against the proposed improvements or the creation of such District might be heard and considered by said Board, and directed notice thereof to be given; and

WHEREAS, said Board determined that said notice was given in the manner prescribed by Section 6 of said Ordinance No. 950 and Section 57, Chapter II, Charter of the City of Las Vegas; and

WHEREAS, certain protestants appeared and voiced certain objections to the proceeding and the Board of Commissioners determined that the number of protestants did not equal 50% of the property within the district; and

WHEREAS, said Board has done all things necessary and preliminary to the creation of said Assessment District No. 100-58, and now desires to create said District;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DO ORDAIN AS FOLLOWS:

SECTION I. There shall be and there hereby is created a special four-unit assessment district in the City of Las Vegas, Nevada, to be called and designated Assessment District No. 100-58. That the Board proposes to improve the areas contained within Units I, II, III and IV as specified below:

UNIT I.—Along Washington Avenue from Las Vegas Boulevard North to Bruce Street:

(a) North Lane — Portland cement concrete "L" type curb and gutter both sides of lane, excavation; 4" type II aggregate base course; 6" type I aggregate base course; 2½" asphaltic concrete pavement and fog seal;

(b) South Lane — Portland cement concrete "L" type curb and gutter both sides of lane; 1½" asphaltic concrete overlaid on existing pavement; 5 foot widening on south side of lane consisting of excavation, 4" type II aggregate base course, 6" type I aggregate base course, and 2½" asphaltic concrete pavement and fog seal;

(c) Cross-over—Crossing of the center island of street consisting of excavation, installation of 4" type II aggregate and 6" type I aggregate base courses and 2½" asphaltic concrete pavement, with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved now on file in the office of the City Clerk of the City of Las Vegas.

UNIT II. — Along Washington and Adams Avenues from "J" Street to "H" Street; along Madison Avenue from "I" Street to "H" Street; along Madison Avenue from "J" Street westerly a distance of approximately 336 feet; Monroe Avenue from "J" Street westerly a distance of approximately 350 feet; along Jackson Avenue from "J" Street westerly to a point approximately 350 feet; along "J" Street from Madison Avenue to Jackson Avenue; along "J" Street from Washington to Adams Avenue; along "I" Street from Washington Avenue northerly to a point approximately 75 feet south of the south right-of-way line of Monroe Avenue; and along Cunningham Street from Adams northerly to a point approximately 75' south of the south right-of-way line of Monroe Avenue.

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"L" type Portland Cement Concrete curbs and gutters, Portland Cement Concrete valley gutters where necessary, two inches and two and one-half inches asphaltic concrete pavement as designated by the typical standard street sections and to include sub-base material where required along said streets, avenues, and drives with the removal and relocation of any and all utilities that are deemed necessary to complete the same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved now on file in the office of the City Clerk of the City of Las Vegas.

UNIT III. — Along Tonopah Drive, Beaumont Street, Arnold Street, Vandalia Street and Deauville Street from the northerly boundary of Highland Park Subdivision to a point approximately 75' north of the southerly boundary of said subdivision; along Center Street from Tonopah Drive to Deauville Street; "L" type curb, gutters and valley gutters of Portland Cement Concrete material where required; and along Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street from the north boundary of Highland Park Subdivision southerly to a point approximately 75' north of the southerly boundary of said subdivision and Center Street from Beaumont Street easterly to an existing sewer along a northerly projection of Shadow Lane.

8" vitrified clay sewer pipe, 4" vitrified clay sewer pipe house services from the 8" sewer pipe to lot lines; with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved now on file in the office of the City Clerk of the City of Las Vegas.

UNIT IV. — Along Owens Avenue, Van Buren Avenue, and Monroe Avenue from Marion Street easterly to Nellis Boulevard; and along Sandra Road and Washington Avenue from Nellis Boulevard westerly a distance of approximately 1274 feet; and along Marion Street from Owens Avenue to Monroe Avenue.

8" vitrified clay sewer pipe, 4" vitrified clay sewer pipe house services from the 8" sewer pipe to lot lines, with the removal and relocation of any and all utilities that are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and locality to be improved, now on file in the office of the City Clerk of the City of Las Vegas.

SECTION 2. That the areas to be assessed within the units which the Board proposes to so have improved are as follows:

UNIT I. — A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of the West One-Half (W $\frac{1}{2}$) of Section 26, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to-wit:

BEGINNING at the center corner of Section 26, Township 20 South, Range 61 East, thence North 0° 05' 47" East along the East line of the West One-Half (W $\frac{1}{2}$) of Section 26 a distance of 190 feet, thence South 89° 49' 07" West parallel with and distant 190 feet North of the South line of the North One-Half (N $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of Section 26 a distance of 2620.66 feet to a point on the East right-of-way line of Las Vegas Boulevard North, thence South 05° 08' 37" West along said East right-of-way line a distance of 380 feet, thence North 89° 49' 07" East parallel with the North line of the South One-Half (S $\frac{1}{2}$) of the West One-Half (W $\frac{1}{2}$) of Section 26, and distant 190 feet South thereof, a distance of 2620.66 feet to a point on the East line of the West One-Half (W $\frac{1}{2}$) of Section 26, thence North 0° 05' 47" East along said East line a distance of 190 feet to the Point of Beginning.

UNIT II. — Those portions lying within the Northeast One-Quarter (NE $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, consisting of the West One-Half (W $\frac{1}{2}$) of Block 1, B. M. Jones Subdivision, all of Blocks 2, 4 and 5 of said B. M. Jones Subdivision as shown by map thereof in Book 1 of Plats, Page 93, in the Office of the County Recorder of Clark County, Nevada, together with the acreage parcels adjoining the East right-of-way line of Cunningham Drive, North and South right-of-way lines of Adams Avenue, North right-of-way line of Washington Avenue, also the parcels adjacent to the West right-of-way line of "J" Street between the South right-of-way line of Jackson Avenue and North right-of-way line of Madison Avenue, said parcels all lying within the following described parcels, to-wit:

PARCEL I. — Beginning at the Northeast corner of Lot 6, Block 1, B. M. Jones Subdivision as shown by map thereof in Book 1 of Plats, Page 93 in the Office of the County Recorder, Clark County, Nevada, thence Westerly along the North line of Lot 6 and its Westerly prolongation a distance of 476.02 feet to a point on the centerline of "I" Street, thence Southerly along said centerline a distance of 1036.77 feet to a point of intersection with the centerline of Adams Ave., thence Westerly along said centerline a distance of 675.29 feet to a point of intersection of "I" Street, thence Southerly along the centerline of "J" Street a distance of 345.58 feet to a point of intersection with the centerline of Washington Ave., thence Easterly along said centerline a distance of 1272.84 feet to a point of intersection with the Westerly right-of-way line of "H" Street, thence Northerly along said West-

erly right-of-way a distance of 29.11 feet to a point of intersection with the Northerly right-of-way of Washington Ave., thence Westerly along the Northerly right-of-way line of Washington Ave., a distance of 89 feet, thence Northerly parallel with the Westerly right-of-way line of "H" Street a distance of 294.21 feet to a point on the Southerly right-of-way line of Adams Ave., thence Easterly along said right-of-way line a distance of 99 feet to a point of intersection with the Westerly right-of-way line of "H" Street, thence Northerly along the West right-of-way line of "H" Street extended a distance of 50 feet to a point on the Northerly right-of-way line of Adams Ave., thence Westerly along said Northerly right-of-way line of Adams Ave., a distance of 116.6 feet, thence Northerly parallel with "H" Street, a distance of 694.42 feet to a point on the Southerly right-of-way line of Madison Ave., thence Easterly along said Southerly right-of-way line a distance of 116.60 feet to a point on the Westerly right-of-way line of "H" Street, thence Northerly along said Westerly right-of-way line extended, a distance of 50 feet to a point of intersection with the Northerly right-of-way line of Madison Ave., thence Westerly along the Northerly right-of-way line of Madison Ave., a distance of 116.60 feet, thence Northerly parallel to "I" Street a distance of 267.13 feet to the Point of Beginning.

PARCEL II. — Commencing at the intersection of the centerlines of Ivy Street and Madison Avenue as said intersection appears by map of B. M. Jones Subdivision in Book 1 of Plats, Page 93 in the Office of the County Recorder, Clark County, Nevada, thence South 89° 54' 23" West along the centerline of Madison Avenue a distance of 322.45 feet more or less to a point of intersection with the centerline of "J" Street, the True Point of Beginning, thence Northerly along the centerline of "J" Street a distance of 750.08 feet more or less to a point of intersection with the centerline of Jackson Avenue, thence Westerly along the centerline of Jackson Avenue a distance of 350.68 feet, thence Southerly parallel with the centerline of "J" Street a distance of 304.42 feet to a point on the centerline of Monroe Avenue, thence Easterly along the centerline of Monroe Avenue a distance of 14.76 feet, thence Southerly parallel with "J" Street a distance of 445.66 feet to a point on the centerline of Madison Avenue, thence Easterly along the centerline of Madison Avenue a distance of 335.92 feet more or less to the True Point of Beginning.

UNIT III. — Those certain tracts or parcels of land lying and being situate in the County of Clark, State of Nevada, and being a portion of the Southwest One-Quarter (SW $\frac{1}{4}$) of the Northwest One-Quarter (NW $\frac{1}{4}$) of Section 33, Township 20 South, Range 61 East, M.D.B. & M., and being more particularly described as follows, to-wit:

Commencing at the West quarter corner of Section 33, Township 20 South, Range 61 East, said point also being the Southwest corner of Amended Plat of Highland Park as shown by map thereof in Book 2 of Plats, Page 14 of Records in the Office of the County Recorder, Clark County, Nevada, thence North 0° 06' East along the West line thereof a distance of 50 feet to the True Point of Beginning, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 2, Block 1, Amended Plat of Highland Park aforementioned, thence continuing North 89° 53' 00" East along the North line of said Lot 2 and its Easterly prolongation a distance of 220 feet to a point on the centerline of Beaumont St., thence North 0° 06' East along said cen-

terline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 3, Block 3 of said subdivision, thence continuing North 89° 53' 00" East along the North line of Lot 3 a distance of 100 feet to the Northeast corner thereof, thence North 0° 06' East along the West line of Lot 35, Block 3 a distance of 25 feet to the Northwest corner thereof, thence North 89° 53' 00" East a distance of 120 feet to a point on the centerline of Arnold Street, thence South 0° 06' West along said centerline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 3, Block 5, thence continuing North 89° 53' 00" East along the North line of said Lot 3 and its Easterly prolongation a distance of 230 feet to a point on the centerline of Vandalla St., thence North 0° 06' East along said centerline a distance of 25 feet, thence North 89° 53' 00" East a distance of 20 feet to the Northwest corner of Lot 4, Block 7 of Amended Plat of Highland Park aforementioned, thence continuing North 89° 53' 00" East along the North line of said Lot 4 and its Easterly prolongation a distance of 220 feet, to the Northeast corner of Lot 35, Block 7, thence South 0° 06' West along the East line of said Lot 35 a distance of 20 feet to a point 5 feet North of the Southeast corner thereof, thence North 89° 35' 00" East parallel with the South line of the Northwest One-Quarter (NW¼) of Section 33 and distant 80 feet North measured at right angles thereto a distance of 150 feet, thence North 0° 06' East parallel with the East line of Amended Plat of Highland Park aforementioned and distant 150 feet East measured at right angles thereto, a distance of 910 feet to a point on the Easterly prolongation of the North line of Amended Plat of Highland Park, thence South 89° 35' 00" West along said North line a distance of 1130 feet to a point on the West line of the Northwest One-Quarter (NW¼) of the Southwest One-Quarter (SW¼) of Section 33, Township 20 South, Range 61 East, said point also being the centerline of Tonopah Drive as shown by map of Amended Plat of Highland Park, thence South 0° 06' West along said centerline a distance of 940 feet to the True Point of Beginning.

UNIT IV.—A certain tract or parcel of land lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 29, Township 20 South, Range 62 East, M.D.B. & M., and being more particularly described as follows, to wit:

BEGINNING at the North One-Quarter (N¼) corner of Section 29, Township 20 South, Range 62 East, said corner also being the Northwest corner of Happy Valley Ranchos Tract 1 as shown by map thereof in Book 3 of Plats, Page 69 in the Office of the County Recorder; Clark County, Nevada thence North 86° 58' 06" East along the North line thereof a distance of 2497.12 feet to a point 50 feet west of the Northeast corner of Happy Valley Ranchos Tract 1, thence South 0° 20' 08" East parallel with and distant 50 feet West of the East line of Happy Valley Ranchos Tract 1 a distance of 1342.68 feet more or less to a point on the centerline of Monroe Avenue, said point being on the South line of Happy Valley Ranchos Tract 1, thence continuing South 0° 20' 08" East parallel with and distant 50 feet West of the East line of Happy Valley Ranchos Tract 2, as shown by map thereof in Book 4 of Plats, Page 21 and its Southerly prolonga-

tion a distance of 1691.15 feet more or less to a point 350 feet Southerly of the North line of the Southeast One-Quarter (SE¼) of Section 29, thence South 87° 13' 28" West parallel with said North line a distance of 1273.54 feet more or less, thence North 0° 44' 43" East along the Southerly prolongation of the West line of Happy Valley Ranchos Tract 2 aforementioned a distance of 1362.48 feet more or less to a point 330 feet Southerly of the Centerline of Monroe Avenue, thence South 87° 13' 28" West parallel with said centerline a distance of 1299.20 feet more or less, thence North 1° 50' 08" East a distance of 330 feet to the intersection of the centerlines of Monroe Avenue and Marion Drive, thence South 87° 13' 28" West along the Westerly prolongation of the centerline of Monroe Ave., a distance of 330 feet, thence North 1° 50' 08" East parallel with the West line of Happy Valley Ranchos Tract 1 aforementioned a distance of 1334.40 feet more or less to a point on the North line of the Northwest One-Quarter (NW¼) of Section 29, thence South 89° 58' 59" East along said North line a distance of 330 feet more or less to the Point of Beginning.

SECTION 3. That the cost and expense of making said improvements, including all incidental expenses which may be legally included in the sums assessed, including, without limiting the generality of the foregoing, the cost of surveys, plans, assessments, the costs of construction, and the fees and compensation properly charged in the work of making special assessments, shall be defrayed by special assessments made according to benefits against the owners and the assessable lots, premises and property specially benefited by such improvements and included within said Dis-

trict. The entire costs and expenses of making said improvements in each of said units and the totals of the special assessments so levied shall be in the following amounts:

Unit I —\$37,417.36
Unit II —\$50,084.57
Unit III —\$42,568.41
Unit IV —\$46,709.84, and the amount applicable to public property to be paid from the general fund of the City of Las Vegas is \$11,425.58 (Unit I).

SECTION 4. That in no case shall the amount of any special assessment upon any such lot or premises exceed 100% of the value of such lot or premises as shown upon the latest tax list or assessment roll for State and County taxation, but such cost in excess of 100% shall be borne by the City of Las Vegas and paid out of the General Fund.

SECTION 5. That the County Assessor of the County of Clark and State of Nevada, the Acting Ex-Officio City Assessor of the City of Las Vegas, Nevada, shall prepare, and is hereby empowered, authorized and directed to make forthwith, an assessment roll in the manner provided by the Charter of the City of Las Vegas, Nevada, and shall assess each lot and parcel of land embraced within each unit of the aforementioned special assessment district in the manner as specified below:

UNIT I. Each lot appearing on the plat will be assessed prorata on the basis of footage abutting improvement.

UNIT II. Each lot appearing on the plat will be assessed, prorata on the basis of area.

UNIT III. Each lot or parcel appearing on the plat will be assessed prorata on the basis of footage abutting the following named streets: Tonopah Drive, Beaumont Street, Arnold Street, Vandalla Street, and Deauville Street, except that all parcels abutting on Tonopah Drive shall be exempt from sewer assessment.

UNIT IV. Each lot or parcel appearing in the plat will be assessed prorata on the basis of area.

The area or abutting footage of all lots to be assessed shall be the aggregate area or abutting footage as determined upon for assessment by the Assessor and the total benefits to each lot and parcel shall be as determined by the Board of City Commissioners.

SECTION 6. That when said Ex-Officio City Assessor shall have completed the assessment, he shall report the same to the Board of Commissioners of the City of Las Vegas. Such report shall be signed by him and made in the form of a certificate endorsed on an assessment roll which certificate shall be in form prescribed by the Charter of the City of Las Vegas.

SECTION 7. That after said special assessment roll shall have been prepared and reported to said Board, it shall be filed in the office of the City Clerk and numbered.

SECTION 8. That before said special assessment roll is adopted and confirmed by said Board, any person objecting to the assessment may file his objection thereto with the City Clerk on or before Wednesday, the 2nd day of May 1962, at 7:30 P. M., at the City Hall in said City, and said time and place are hereby fixed as the time and place when and where said Board and said County Assessor and Ex-Officio City Assessor will meet to hear and consider objections to said special assessment roll and to review said assessment.

SECTION 9. That after filing said special assessment roll with the City Clerk, she shall give notice of the time said Board and said Ex-Officio City Assessor will meet to review the assessments by publication at least once a week for two weeks in the Las Vegas Sun, a daily newspaper published in said City of Las Vegas, and by mailing said notice, postage prepaid, as first class mail, at least fifteen days prior to such hearing, to the last known address of each last known owner of land within the district whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the local property assessment rolls for general (ad valorem) taxes of the County of Clark wherein said property is located. Whenever any notice is mailed as herein provided, the fact that the person to whom it was addressed does not receive it shall not in any manner invalidate or affect the legality of the notice thereby given. Said notice shall be in the form prescribed by the Charter of the City of Las Vegas.

SECTION 10. That at said time appointed for reviewing the assessments as aforesaid, the Board of Commissioners and the Ex-Officio City Assessor shall meet and then, or at some adjourned meeting, review the assessments and hear any objections to said assessments which may be made by any person deeming himself aggrieved thereby, and shall decide the same; and said Board may correct the same as to any assessment or description of the premises appearing therein, and may confirm and approve it as reported or as corrected, or said Board may refer the assessment back to said Ex-Officio City Assessor for revision, or annul it and direct a new assessment in which case the assessment shall be made anew.

SECTION 11. That when said special assessments shall be confirmed, the City Clerk shall make an indorsement upon the roll showing the date of confirmation, which shall be in the form prescribed by the Charter of the City of Las Vegas.

SECTION 12. That when the assessments shall be confirmed and approved as herein provided, it shall be final and conclusive. The City Clerk shall thereupon deliver to said County Assessor, acting ex-officio City Assessor, the Assessment Roll as confirmed by the Board of Commissioners, with his certificate of such confirmation, and of the date thereof. The County Assessor, acting Ex-Officio City Assessor, shall thereupon, without extra compensation, record such Assessment

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Roll in his office, and append thereto his certificate of the date of such recording, whereupon from said date all persons shall be deemed to have notice of the contents of such Assessment Roll, and it shall be prima facie evidence in all courts and tribunals of the regularity of all proceedings preliminary to the making thereof, and of the validity of the assessment and Assessment Roll.

SECTION 13. That all special assessments, assessed as aforesaid shall from the date of confirmation and approval thereof constitute a lien upon the respective lots or parcels of land assessed. The special assessments thereafter shall be and remain a lien on the respective lots and parcels of land assessed until paid.

SECTION 14. That said assessments shall be due and payable at the office of the County Treasurer of Clark County, Nevada, acting Ex-Officio City Treasurer and Ex-Officio Tax Collector of the City of Las Vegas, within thirty days after said special assessment roll is confirmed and approved, without interest and without demand; provided, that all such assessments, or any part thereof, may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment, or any part thereof, within said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. In case of such election to pay in installments, the unpaid assessments shall be payable at the office of said Ex-Officio City Treasurer in ten substantially equal annual installments of principal, the first of which installments of principal shall be due and payable on or before the 1st day of June, 1963, and the remainder of said installments shall be due and payable successively on or before the same day in each year thereafter until paid in full, with interest in all cases on the unpaid and deferred installments of principal from the 1st day of June, 1962, at a rate of interest which shall be one-half of one percent greater than the average coupon rate to be borne by the special assessment bonds to be hereafter authorized, sold, issued, and delivered, said interest rate on assessments not to exceed seven per centum (7%) per annum, payable annually at the office of said Ex-Officio City Treasurer, the first annual payment of interest being due and payable on the 1st day of June, 1963, and the remainder of said annual installments of interest being due and payable on the 1st day of June in each year thereafter. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole amount of the unpaid principal to become due and payable immediately, and the whole amount of the unpaid principal and accrued interest shall thereafter bear penalty at the rate of ten per centum (10%) per annum, until the day of sale, but any time prior to the day of the sale, the owner may pay the amount of all unpaid installments, with interest thereon at ten per centum (10%) per annum, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any installment or payment, may, at any time, pay the whole of the unpaid principal with interest ac-

cruing thereon to the next interest-paying date.

Each assessment, together with interest thereon, shall be placed on the tax roll of Clark County on and against the several owners and premises, and the County Assessor of Clark County, acting Ex-Officio Assessor of the City of Las Vegas, is hereby authorized and directed to enter the same on the tax roll of said County and to extend the same in a special column for special assessments on said tax roll, and the County Treasurer of said County, the Ex-Officio City Treasurer and Ex-Officio Tax Collector of the City of Las Vegas, is hereby authorized and directed to collect the same, all in the same manner and at the same time as other State and County taxes are collected.

SECTION 15. That the special assessments, both principal and interest, when collected, shall be placed in a special fund to be known as "Assessment District No. 100-58 Bond Interest and Redemption Fund," and as such shall at all times constitute a sinking fund for and deemed specially appropriated to the payment of the special assessment improvement bonds and interest thereon, to be hereafter authorized, sold, issued and delivered for the purpose of paying in part the cost or expense of said improvements; and said fund shall be applied to payment of bonds and interest and shall not be used for any other purpose until said bonds and the interest thereon are fully paid.

SECTION 16. That after said assessment roll has been confirmed and approved, said Ex-Officio City Treasurer immediately shall notify each person known to said Ex-Officio City Assessor, whose name appears on said assessment roll, by United States of America mail, that an assessment has been levied against said person and the designated property in said "Assessment District No. 100-58," and shall state therein when and where said assessment is due and payable.

SECTION 17. That all action (not inconsistent with the provisions of this ordinance) heretofore taken by the City of Las Vegas, and the officers of said City, directed toward the improving of the area in each of the hereinabove described Units in said Assessment District No. 100-58, toward the creation of said District, and toward levying and effecting special assessments to defray the cost thereof, be, and the same is hereby ratified, approved and confirmed.

SECTION 18. That all by-laws, orders, resolutions and ordinances, or parts of by-laws, orders, resolutions and ordinances, in conflict with this ordinance are hereby repealed.

SECTION 19. That if any one or more sections, sentences, clauses, or parts of this ordinance shall, for any reason, be questioned or be held invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this ordinance so held unconstitutional and invalid, and the inapplicability and 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 and validity of this ordinance in any other instances, and each of the units comprising this proposed assessment district shall be treated separately and distinctly for purposes of notice, protest and other matters relating thereto and should any of the individual units be defeated by protest or become invalid for any other reason, said protest or invalidity by operation of law or otherwise shall not affect the remaining unit or units.

SECTION 20. That by reason of the fact that the existing improvements in the City of Las Vegas are inadequate to meet the present and future needs of the City and its inhabitants and that it is necessary immediately to raise funds to install the hereinabove described improvements, therefore it is hereby declared that an emergency exists, and that this ordinance is necessary for the immediate preservation of the public peace, health and safety.

SECTION 21. That the City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its final reading and adoption, in the Las Vegas Sun, a daily newspaper published in said City, and this ordinance shall become effective immediately following the second publication hereof.

PASSED, ADOPTED AND APPROVED this 21st day of March, 1962.
/s/ Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:
/s/ Edwina M. Cole
EDWINA M. COLE, City Clerk
VOTING "AYE": Commissioners Mirabelli, Levy, Fountain, Whipple and Mayor Gragson
VOTING "NAY": None
ABSENT: None

APPROVED:
/s/ Oran K. Gragson
Mayor

ATTEST:
/s/ Edwina M. Cole
EDWINA M. COLE, City Clerk
March 26 and April 2, 1962