

*Enrolled*

R E S O L U T I O N

A RESOLUTION DIRECTING THE CITY ENGINEER OF THE CITY OF LAS VEGAS, NEVADA, TO PREPARE, SUBMIT AND FILE WITH THE CITY CLERK OF SAID CITY CERTAIN PRELIMINARY PLANS, ESTIMATES OF COST AND ASSESSMENT PLATS SHOWING THE AREAS TO BE ASSESSED AND THE ESTIMATED AMOUNT OF BENEFITS TO EACH LOT OR PARCEL OF PROPERTY TO BE ASSESSED; ALL IN CONNECTION WITH THE PROPOSED IMPROVEMENT OF CERTAIN STREETS AND PORTIONS THEREOF WITHIN SAID CITY AND PURSUANT TO CHAPTER 271 OF THE NEVADA REVISED STATUTES AND LAWS SUPPLEMENTAL THERETO.

WHEREAS, the City Council of the City of Las Vegas in the County of Clark and State of Nevada is of the opinion that the interests of said City, the City of North Las Vegas and the County of Clark require that certain improvements be installed along certain streets within those certain areas of said entities hereinafter described as follows:

ASSESSMENT UNIT NO. I, providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. II, providing for the installation of curbs and gutters along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. III, providing for the installation of sidewalks along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. IV, providing for the installation of a street lighting system and all facilities incidental thereto along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,



ASSESSMENT UNIT NO. V, providing for the installation of residential driveway approaches along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VI, providing further for the installation of commercial driveway approaches along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VII, providing for the installation of sanitary sewer laterals along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution, and

ASSESSMENT UNIT NO. VIII, providing for the installation of potable water laterals along Lake Mead Boulevard and portions thereof as is more particularly described in Section 1 of this Resolution; and

WHEREAS, the City of North Las Vegas and the County of Clark have each consented, pursuant to NRS 271.015(6), to the exercise by the City of Las Vegas of the powers under NRS Chapter 271 with respect to the lots and parcels of property within their respective jurisdictions that will be benefited by such improvements and to the inclusion of such lots and parcels in the proposed improvement project; and

WHEREAS, said City Council considers it necessary, desirable and for the best interests of said entities for said City Council to take steps pursuant to said Chapter 271 the creation of a special improvement district consisting of eight

(8) separate and distinct assessment units and the construction therein of said improvements; and

WHEREAS, for the purpose of designation and identification, it is desirable that said proposed special improvement district be known and identified as "Las Vegas, Nevada, Special Improvement District No. 494;"

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada (sometimes hereinafter, the "City") at this regular meeting thereof that is being held on this 2nd day of July, 1990, as follows:

SECTION 1. That the City Engineer of the City be, and he hereby is, directed to prepare, submit and file with the City Clerk of the City, as a portion of a total project that will include the installation of a street pavement section that is 86 feet wide; a raised median island or a two-way center left turn lane, or a combination thereof; traffic control devices; curbs and gutters; sidewalks; streetlights; driveway approaches; sanitary sewer laterals; potable water laterals; and drainage facilities (the "Project" herein), preliminary plans, showing typical sections, the type or types of material, together with approximate thickness and width of each, and the preliminary estimates of the cost of installing certain improvements in the respective assessment units of said Special Improvement District, all as is more particularly hereinafter set forth:

ASSESSMENT UNIT NO. I (Street Paving)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. I shall consist of the installation of a pavement section 8 feet in

width along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more is particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. II shall consist of the installation of standard "L" type curbs and gutters along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and

relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. III shall consist of the installation of standard concrete sidewalks 5 feet in width along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. IV shall consist of the installation of streetlights and any and all

appurtenances along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Residential Driveway Approaches --  
Within the City of Las Vegas Only)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. V shall consist of the installation of standard residential driveway approaches along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof, within the City, from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a

point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches --  
Within the City of Las Vegas Only)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VI shall consist of the installation of standard commercial driveway approaches along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof, within the City, from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Offices of the City Clerk.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals --  
Within the City of Las Vegas Only)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VII shall consist of sanitary sewer laterals extending from the existing sanitary sewer collection main to the front property lines of such of the properties, as the same are required by the City or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof, within the City, from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Laterals --  
Within the City of Las Vegas Only)

The portion of the Project the costs of which will be assessed against the assessable property in ASSESSMENT UNIT NO. VIII shall consist of potable water laterals extending from the

existing water distribution main to the front property lines of such of the properties, as the same are required by the City or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Lake Mead Boulevard (100 feet wide) and portions thereof, within the City, from a point that is approximately 230 feet west of the centerline of Tonopah Drive (60 feet wide) easterly to a point that is approximately 30 feet west of the centerline of "J" Street (60 feet wide) and along the north side thereof from a point that is approximately 30 feet east of the centerline of said "J" Street easterly to a point that is approximately 30 feet west of the centerline of Revere Street (60 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. I (Street Paving)

The street paving shall consist of 3/4ths of an inch of opengrade over 5 inches of plantmix bituminous surface and 17 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement "L" type over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks)

The sidewalks shall consist of 4 inches of standard Portland cement over 5 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting)

The street lighting system shall consist of 250 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. V (Residential Driveway Approaches --  
Within the City of Las Vegas Only)

The residential driveway approaches shall consist of 6 inches of standard Portland cement over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches --  
Within the City of Las Vegas Only)

The commercial driveway approaches shall consist of 6 inches of standard Portland cement over 5 inches of Type II aggregate base, reinforced with #4 rebar; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals --  
Within the City of Las Vegas Only)

The sanitary sewer laterals shall be 6-inch or 8-inch, as required by the City or as otherwise requested by the owners of the respective lots or parcels of property, polyvinyl chloride sewer laterals from the sanitary sewer collection main to the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work

and of the locality to be improved as filed with said City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Laterals --  
Within the City of Las Vegas Only)

The potable water laterals shall be 6-inch or 8-inch, as required by the City or as otherwise requested by the owners of the respective lots or parcels of property, asbestos cement potable water laterals from the water distribution main to the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed necessary to complete same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved as filed with said City Clerk.

SECTION 3. Said City Engineer is hereby directed to estimate the cost of each such type of construction in a lump sum or by unit prices. Such preliminary estimates of the cost shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, printing and such other expenses as in the judgment of said City Engineer are necessary or appropriate to the completion of such work of improvement and the payment of the costs thereof. The entire cost of the improvement in each assessment unit shall be paid by special assessments against the property benefited thereby.

SECTION 4. Said City Engineer is hereby directed to submit and file with said City Clerk an assessment plat showing the areas to be assessed, that is, for each assessment unit, the property abutting such improvement and the amount of maximum benefits estimated to be derived from such improvement by each

lot or parcel of property in each assessment unit, such assessments to be computed, for the respective assessment units, on the following bases:

ASSESSMENT UNIT NO. I (Street Paving)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the frontage of said lot or parcel which abuts the improvement bears to the frontage of all assessable property abutting the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the propriety and advisability of making such improvements, but prior to the date on which the assessments are levied by ordinance pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such sublot or subparcel shall be assessed a portion of the aggregate dollar amount being levied against the entire lot or parcel in the proportion that the area of said sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number of lineal feet of

said lot or parcel which abut the improvement bears to the number of lineal feet of all assessable property abutting the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the propriety and advisability of making such improvements, but prior to the date on which the assessments are levied by ordinance pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount being levied against the entire lot or parcel in the proportion that the area of said subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. III (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number of lineal feet of said lot or parcel which abut the improvement bears to the number of lineal feet of all assessable property abutting the improvement in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the propriety and advisability of making such improvements, but prior to the date on which the assessments are levied by ordinance pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned

among such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount being levied against the entire lot or parcel in the proportion that the area of said subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IV (Street Lighting)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the frontage of said lot or parcel which abuts the street along which the improvement is being installed bears to the frontage of all assessable property abutting the street along which the improvement is being installed in the assessment unit; provided, however, that, if any such lot or parcel is divided after the date of the hearing as to the propriety and advisability of making such improvements, but prior to the date on which the assessments are levied by ordinance pursuant to NRS 271.390, into sublots or subparcels, the assessment against such lot or parcel shall be apportioned among such sublots or subparcels on an area basis, i.e., on the basis that each such subplot or subparcel shall be assessed a portion of the aggregate dollar amount being levied against the entire lot or parcel in the proportion that the area of said subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. V (Residential Driveway Approaches --  
Within the City of Las Vegas Only)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number, length and width of the driveway approaches installed to serve said lot or parcel bears to the total number and aggregate length and width of all of the driveway approaches installed to serve all assessable property in the assessment unit.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches --  
Within the City of Las Vegas Only)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit in the proportion that the number, length and width of the driveway approaches installed to serve said lot or parcel bears to the total number and aggregate length and width of all of the driveway approaches installed to serve all assessable property in the assessment unit.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals --  
Within the City of Las Vegas Only)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for 6-inch sewer laterals in the proportion that the number and length of the 6-inch sewer laterals installed to

serve said lot or parcel bears to the total number and aggregate length of all of the 6-inch sewer laterals installed to serve all assessable property in the assessment unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 8-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for 8-inch sewer laterals in the proportion that the number and length of the 8-inch sewer laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 8-inch sewer laterals installed to serve all assessable property in the assessment unit.

ASSESSMENT UNIT NO. VIII (Potable Water Laterals --  
Within the City of Las Vegas Only)

Such estimates shall be computed on the basis that each lot or parcel of property to be assessed in the assessment unit for 6-inch potable water laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for 6-inch water laterals in the proportion that the number and length of the 6-inch water laterals installed to serve said lot or parcel bears to the total number and aggregate length of all of the 6-inch water laterals installed to serve all assessable property in the assessment Unit and on the basis that each lot or parcel of property to be assessed in the assessment unit for 8-inch potable water laterals shall be assessed a portion of the aggregate dollar amount being levied against the entire assessment unit for 8-inch water laterals in the proportion that the number and length of the 8-inch water

laterals installed to serve said lot or parcel bears to the total number and aggregate length or all of the 8-inch water laterals installed to serve all assessable property in the assessment unit.

In each assessment unit, the proposed assessment shall be made upon each lot or parcel of property benefited by the improvement installed therein proportionately to the benefits derived thereby from such improvement and is as stated in the aforesaid assessment plat. Regardless of the basis used for apportioning the assessments in each assessment unit, an equitable adjustment shall be made for an assessment levied against any irregular lot or parcel, so that the assessments according to benefits are equal and uniform.

SECTION 5. All resolutions or parts thereof in conflict with the provisions of this Resolution are hereby repealed. PASSED, ADOPTED AND APPROVED this 2nd day of July, 1990.

  
\_\_\_\_\_  
RON LURIE, Mayor JK 7-5-90, AW

ATTEST:

  
\_\_\_\_\_  
KATHLEEN M. TIGHE, City Clerk