

RESOLUTION DECLARING THE NECESSITY FOR, AND ECONOMIC FEASIBILITY
OF, CREATING LAS VEGAS, NEVADA,
SPECIAL IMPROVEMENT DISTRICT NO. 406 (CHEYENNE AVENUE).

WHEREAS, the City of Las Vegas, in the County of Clark and State of Nevada, has taken requisite legal action preliminary to the creation of the Special Improvement District No. 406 (Cheyenne Avenue) (the "District" herein), consisting of eight (8) separate and distinct assessment units for the purposes of providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving Cheyenne Avenue and portions thereof, as is more particularly described in the Notice of Hearing that is provided for in Section 4 of the Provisional Order Resolution that was passed, adopted and approved on the 3rd day of April, 1991, as ASSESSMENT UNIT NO. I, providing for the installation of curbs and gutters along Cheyenne Avenue and portions thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. II, providing for the installation of sidewalks along Cheyenne Avenue and portions thereof, as is more particularly described in described in said Notice of Hearing as ASSESSMENT UNIT NO. III, providing for the installation of a street lighting system and all facilities that are incidental thereto along Cheyenne Avenue and portions thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. IV, providing for the installation of sanitary sewer laterals along Cheyenne Avenue and portions thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. V, providing for the installation of potable water laterals along Cheyenne Avenue and portions



thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. VI, providing for the installation of residential driveway approaches along Cheyenne Avenue and portions thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. VII and providing for the installation of commercial driveway approaches along Cheyenne Avenue and portions thereof, as is more particularly described in said Notice of Hearing as ASSESSMENT UNIT NO. VIII (the "Project" herein), and of defraying the entire cost and expense thereof by special assessments, according to benefits, against the taxable lots and parcels of property within each assessment unit of the District, all in accordance with the provisions of Chapter 271 of the Nevada Revised Statutes that provide therefor; and

WHEREAS, the City Engineer of said City (the "Engineer" herein) has presented to the City Council of said City the following documents:

(A) An accurate estimate of the total cost of the Project for the District, including in said estimate the incidental expenses that are attributable thereto;

(B) Full and detailed plans and specifications for the construction of the Project, with construction drawings, showing typical sections of the contemplated improvements for the District;

(C) A map and assessment plat showing the location of each portion of the Project and the property to be assessed; and

(D) The Engineer's report on benefits in which the Engineer sets forth his conclusions concerning the benefits to be derived from the District and the proper method of assessment, which said report and benefits was accepted by said City Council at its meeting that was held on Wednesday, the 3rd day of April, 1991; and

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

WHEREAS, pursuant to said Resolution, said City Council directed the City Clerk of said City to give notice of the estimates of the expense of the improvements, of the plats and diagrams that were theretofore filed and of the time and place of the public hearing thereon, and said notice was given in the

manner that is specified by the laws of the State of Nevada and in accordance with the directions that are contained in said Resolution; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform all interested parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, at such public hearing, which was held on the 1st day of May, 1991, no written protest and no oral protest was presented in connection with the District; and

WHEREAS, said City Council has reviewed all of the documents that are described in the second recital of this Resolution, has found the same to be satisfactory and has considered the fact that no protest, either written or oral, was presented at such public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at this regular meeting thereof that is being held on this 5th day of June, 1991, that said City Council has found, determined and declared, and does hereby find, determine and declare, that:


SECTION 1: There has been no protest, either written or oral, to the creation of the District or the inclusion therein of any of such assessment units.

SECTION 2: The estimated net cost to said City of the Project, including all necessary expenses which either have been or will be incurred in connection with the District, is \$346,187.00 and, based upon all of the foregoing:

(A) The public convenience and necessity require the creation of Special Improvement District No. 406 (Cheyenne Avenue);


(B) The creation of Special Improvement District No. 406 (Cheyenne Avenue) is economically sound and feasible.

PASSED, ADOPTED AND APPROVED this 5th day of June, 1991.



RON LURIE, Mayor OK 6-6-91 RAW

ATTEST:



KATHLEEN M. TIGHE, City Clerk

CITY COUNCIL MINUTES

MEETING OF
JUNE 5, 1991

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AGENDA

City of Las Vegas

CITY COUNCIL
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

ITEM	ACTION
<p>V. ROY A. WOOFER - CITY ATTORNEY (Cont.)</p>	
<p>K. Approval of Resolution Declaring Necessity for, and Economic Feasibility of, Creating Special Assessment District No. 406 (Cheyenne Avenue Between Rancho Drive and Rainbow Boulevard)</p>	ADOPTED
<p>L. Approval of Resolution Establishing Interest Rate on Assessments Re: Special Improvement District No. 468 (West Charleston Boulevard Between Antelope Way and Durango Drive)</p>	ADOPTED
<p>* Action on this Resolution should be postponed until after the adoption of Bill No. 91-33</p>	

TO:
The City Council

FROM:
Roy A. Woofter
City Attorney

SUBJECT:
Declaring Necessity for, and Economic Feasibility of, Creating Special Improvement District No. 406 (Cheyenne Avenue between Rancho Drive and Rainbow Boulevard).

PURPOSE BACKGROUND

S.I.D. NO.: 406

STEP: Resolution declaring necessity for, and economic feasibility of, creating district.

IMPROVEMENTS: The installation of street paving, curbs and gutters, sidewalks, streetlights, sanitary sewer laterals, potable water laterals and residential and commercial driveway approaches.

LOCATION: Along both sides of Cheyenne Avenue from Rancho Drive westerly to Rainbow Boulevard.

FISCAL IMPACT

Interim warrants, and ultimately special assessment bonds, will be sold to pay the estimated costs in the amount of \$346,187.00 that the City will incur in installing the improvements in Special Improvement District No. 406, and the debt service on those bonds will be recovered over a 10 year period through the levy and collection of special assessments.

RECOMMENDATIONS

It is recommended that the City Council adopt this Resolution.