

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 (the "City Council" and the "City", respectively, herein), in the County of Clark and State of Nevada, is of the opinion that the interests of the City require that certain improvements be constructed and installed along certain streets within those certain areas of the City that are hereinafter described as follows:

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

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

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



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

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

ASSESSMENT UNIT NO. VI, providing for the installation of commercial driveway approaches along Lake Mead Boulevard and Buffalo Drive, 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,

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

ASSESSMENT UNIT NO. IX, 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 Council considers that it is necessary, desirable and for the best interests of the City to

take steps pursuant to Chapter 271 of the Nevada Revised Statutes for the creation of a special improvement district, consisting of nine (9) separate and distinct assessment units, and the construction and installation therein of such improvements; and

WHEREAS, for the purpose of designation and identification, it is desirable that such proposed special improvement district be known and identified as "City of Las Vegas, Nevada, Special Improvement District No. 1414" (the "District" herein);

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 17th day of March, 1993, as follows:

SECTION 1. That the City Engineer of the City (the "City Engineer" herein) be, and he hereby is, directed to prepare, submit and file with the City Clerk of the City (the "City Clerk" herein), in conjunction with a total project that will include the construction and installation along Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and along Buffalo Drive (131 feet wide at its intersection with Lake Mead Boulevard and narrowing to 100 feet north of Lake Mead Boulevard) of street paving (123 feet in width in that portion of the right-of-way of said Lake Mead Boulevard that is 137 feet wide and narrowing to 86 feet in width in that portion of the right-of-way of said Lake Mead Boulevard that is 100 feet wide and 117 feet in width in that portion of the right-of-way of said Buffalo Drive that is 131 feet wide and 86 feet in width in that portion of the right-of-way of said Buffalo Drive

that is 100 feet wide); raised median islands or two-way center left turn lanes, or a combination thereof; traffic control devices (Lake Mead Boulevard only); curbs and gutters; sidewalks; streetlights; commercial driveway approaches; sanitary sewer laterals (Lake Mead Boulevard only); a potable water distribution main (Lake Mead Boulevard only); potable water laterals (Lake Mead Boulevard only); and drainage facilities (the "Project" herein), preliminary plans, showing typical sections, the type or types of material, together with the approximate thickness and width of each, and preliminary estimates of the cost of constructing and installing certain improvements in the respective assessment units of the District, all as is more particularly hereinafter set forth:

ASSESSMENT UNIT NO. I (Street Paving - 8 feet wide)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. I shall consist of the construction and installation of street paving, 8 feet in width, along the north side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from a point that is approximately 133 feet east of the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to a point that is approximately 409 feet west of the centerline of Rock Springs Drive (80 feet wide), along the south side of said Lake Mead

Boulevard from a point that is approximately 134 feet east of the centerline of said Buffalo Drive easterly to a point that is approximately 1374 feet west of the centerline of Tenaya Way (80 feet wide) and from a point that is approximately 65 feet east of the centerline of said Tenaya Way easterly to a point that is approximately 65 feet west of the centerline of said Rock Springs Drive and along the west side of said Buffalo Drive from a point that is approximately 325 feet north of the centerline of said Lake Mead Boulevard northerly to a point that is approximately 695 feet north of the centerline of said Lake Mead Boulevard, 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Street Paving - 43 feet wide)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. II shall consist of the construction and installation of street paving, 43 feet in width along the north side of Lake Mead Boulevard (137 feet at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) from a point that is approximately 409 feet west of the centerline of Rock Springs Drive (80 feet wide) easterly to the centerline of said Rock Springs Drive,

along the south side of said Lake Mead Boulevard from a point that is approximately 1309 feet west of the centerline of Tenaya Way (80 feet wide) easterly to the centerline of said Tenaya Way and 62 feet in width at the point of the beginning of such street paving that is hereinafter identified and narrowing to 43 feet in width as the right-of-way of Buffalo Drive narrows from 131 feet wide at its intersection with said Lake Mead Boulevard to 100 feet wide north of said Lake Mead Boulevard, along the east side of said Buffalo Drive and portions thereof, within the City, from a point that is approximately 119 feet north of the centerline of said Lake Mead Boulevard northerly to the south right-of-way line of Caliche Way (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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Curbs and Gutters)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. III shall consist of the construction and installation of standard Portland cement "L" type curbs and gutters along either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions

thereof, within the City, from the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the centerline of Rock Springs Drive (80 feet wide) and along either side of said Buffalo Drive from the north right-of-way line of said Lake Mead Boulevard northerly to a point that is approximately 660 feet north of the north right-of-way line of said Lake Mead Boulevard, 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Sidewalks)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. IV shall consist of the construction and installation of standard Portland cement sidewalks, 5 feet in width, along the either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive Rock Springs Drive) and portions thereof, within the City, from the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the centerline of Rock Springs Drive (80 feet wide) and along either side of said Buffalo Drive from the

north right-of-way line of said Lake Mead Boulevard northerly to a point that is approximately 660 feet north of the north right-of-way line of said Lake Mead Boulevard, 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Street Lighting)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. V shall consist of the installation of streetlights and any and all appurtenances along either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the centerline of Rock Springs Drive (80 feet wide) and along either side of said Buffalo Drive from the north right-of-way line of said Lake Mead Boulevard northerly to a point that is approximately 660 feet north of the north right-of-way line of said Lake Mead Boulevard, 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. VI shall consist of the construction and installation of standard commercial driveway approaches along either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the centerline of Rock Springs Drive (80 feet wide) and along either side of said Buffalo Drive from the north right-of-way line of said Lake Mead Boulevard northerly to a point that is approximately 660 feet north of the north right-of-way line of said Lake Mead Boulevard, 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. VII shall consist of the installation of sanitary sewer laterals that extend between the existing sanitary sewer collection main and the front property lines of such lots and parcels along either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the centerline of Rock Springs Drive (80 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Main)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. VIII shall consist of the installation of a potable water distribution main in Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100

feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from a point that is approximately 325 feet east of the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the east right-of-way line of Buffalo Flood Control Channel (65 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk; provided, however, that such potable water distribution main shall not be installed unless the owners of the lots and parcels of property that will be served thereby present to the City, prior to the introduction of the ordinance that creates the District, evidence that is satisfactory to the City that the Las Vegas Valley Water District has committed to serve such lots and parcels with potable water.

ASSESSMENT UNIT NO. IX (Potable Water Laterals)

The portion of the Project the costs of which will be assessed against the assessable lots and parcels of property in ASSESSMENT UNIT NO. IX shall consist of the installation of potable water laterals that extend between the potable water distribution main that is proposed to be installed by way of

ASSESSMENT UNIT NO. VIII and the front property lines of such lots and parcels along either side of Lake Mead Boulevard (137 feet wide at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) and portions thereof, within the City, from a point that is approximately 325 feet east of the centerline of Buffalo Drive (131 feet wide at its intersection with said Lake Mead Boulevard and narrowing to 100 feet wide north of said Lake Mead Boulevard) easterly to the east right-of-way line of the Buffalo Flood Control Channel (65 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 to be necessary in order to complete the same, as is more particularly shown on the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk; provided, however, that such potable water laterals shall not be installed to serve any lot or parcel of property unless the owner of such lot or parcel presents to the City, prior to the introduction of the ordinance that creates the District, evidence that is satisfactory to the City that the Las Vegas Valley Water District has committed to serve such lot or parcel with potable water.

SECTION 2. Except as is shown on the plans and specifications that are to be filed with the City Clerk, the character of such improvements shall be more particularly as follows:

ASSESSMENT UNIT NO. I (Street Paving - 8 feet wide)

The street paving shall consist of 3/4ths of an inch of opengrade over 5 inches of plantmix bituminous surface and 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Street Paving - 43 feet wide)

The street paving shall consist of 3/4ths of an inch of opengrade over 5 inches of plantmix bituminous surface and 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Curbs and Gutters)

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

ASSESSMENT UNIT NO. IV (Sidewalks)

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

ASSESSMENT UNIT NO. V (Street Lighting)

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

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches)

Each driveway approach shall consist of a radius driveway with a cross gutter, consisting of 6 inches of Class B concrete that is reinforced with #4 rebar over 6 inches of Type II aggregate base, and a sidewalk with an access ramp on either side of the driveway for the handicapped, consisting of 4 inches of Class B concrete over 5 inches of Type II aggregate base; together with the installation, removal and relocation of any and

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

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

The sanitary sewer laterals shall be 8-inch polyvinyl chloride sewer laterals between the existing sanitary sewer collection main to and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Main)

The potable water distribution main, if it is installed, shall consist of a 12-inch polyvinyl chloride potable water distribution pipe; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (Potable Water Laterals)

Each potable water lateral, if one or more of such laterals is or are installed, shall be 8-inch polyvinyl chloride potable water laterals between the potable water distribution main that

is proposed to be installed by way of ASSESSMENT UNIT NO. VIII and the front property lines; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed to be necessary in order to complete the same, as is more particularly shown by the plats, diagrams and plans of the work and of the locality that is to be improved as filed in the Office of the City Clerk.

SECTION 3. The 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, legal and printing expenses in connection therewith and such other costs and expenses as in the judgment of the City Engineer are necessary or appropriate to the completion of the proposed work of improvement and the payment of the cost thereof. The entire cost of constructing and installing the improvement in each assessment unit shall be paid by special assessments against the assessable lots and parcels of property that are benefited thereby.

SECTION 4. The City Engineer is hereby directed to submit and file with the City Clerk an assessment plat that shows the areas that are proposed to be assessed, that is, for each assessment unit, the assessable lots and parcels of property that abut such improvement and the amount of the maximum benefits that are estimated will be derived from such improvement by, and the amount that is proposed to be assessed against, 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 - 8 feet wide)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts, and is benefited by, the improvement bears to the total of the frontage of all of the assessable properties that abut, and are benefited by, 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. II (Street Paving - 43 feet wide)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of

the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts, and is benefited by, the improvement bears to the total of the frontage of all of the assessable properties that abut, and are benefited by, 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. III (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 that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the total of the number of lineal feet of all of the assessable properties that abut, and are benefited by, 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IV (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of lineal feet of such lot or parcel that abut, and are benefited by, the improvement bears to the number of lineal feet of all of the assessable properties that abut, and are benefited by, the improvement in 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. V (Street Lighting)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts the street along which the improvement is being installed, and is benefited by such improvement, bears to the total of the frontage of all of the assessable properties that abut the street along which the improvement is being installed, and are benefited by such 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area

of such subplot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches)

Such estimates shall be computed on the basis that each lot or parcel of property that is served by, and is to be assessed for, any improvement that is constructed and installed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the square footage of the driveway approach or approaches that is or are installed to serve such lot or parcel bears to the aggregate square footage of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

Such estimates shall be computed on the basis that each lot or parcel of property that is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of sewer laterals that are installed to serve such lot or parcel bears to the total number of sewer laterals that are installed to serve all of the assessable properties in the assessment unit.

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Main)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that will be served by the potable water distribution main, if the same is installed, and is to be assessed in the assessment unit shall be

assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts the street along which such distribution main is being installed bears to the frontage of all of the assessable property that will be served by such distribution main and abut the street along which the same 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 improvement 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 that is being levied against the entire lot or parcel in the proportion that the area of such sublot or subparcel bears to the aggregate area of the entire lot or parcel.

ASSESSMENT UNIT NO. IX (Potable Water Laterals)

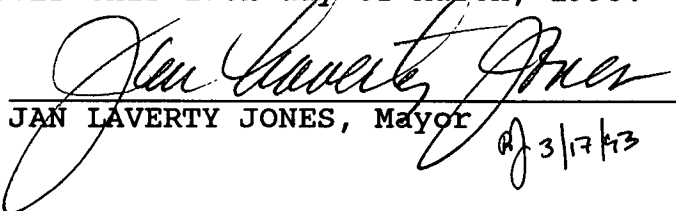
Such estimates shall be computed on the basis that each lot or parcel of property that will be served by one or more of the potable water laterals, if one or more of such water laterals is or are installed, and is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the number of water laterals that are installed to serve such lot or parcel bears to the total number of water

laterals that are installed to serve all of the assessable properties in the assessment unit.

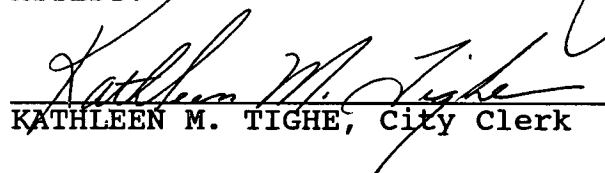
In each assessment unit, the proposed assessment shall be made upon each assessable lot or parcel of property that is benefited by the improvement that is installed therein proportionately to the benefits that are derived thereby from such improvement and is as stated in the aforesaid assessment plat. Regardless of the basis that is used for apportioning the assessments in each assessment unit, whether initially or upon the subsequent division into sublots or subparcels of any lot or parcel of property that is subject to the initial assessment, an equitable adjustment shall be made for an assessment that is levied against any irregular lot or parcel in order that the assessments that are levied according to the benefits that will be derived from the improvement that is constructed and installed in such assessment unit will be equal and uniform.

SECTION 5. All resolutions or parts thereof that are in conflict with the provisions of this Resolution are hereby repealed.

PASSED, ADOPTED AND APPROVED this 17th day of March, 1993.


JAN LAVERTY JONES, Mayor

ATTEST:


KATHLEEN M. TIGHE, City Clerk