

R-14-93

R E S O L U T I O N

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, WITH INTERSECTIONS, WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1414 SHALL BE DONE.

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, pursuant to Chapter 271 of the Nevada Revised Statutes, and all laws that are supplemental thereto, has directed the City Engineer of the City (the "City Engineer" herein) to file with the City Clerk, who is also the Clerk of the City Council (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



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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), certain preliminary plans, assessment plats, typical sections of certain contemplated improvements, preliminary estimates of the costs and estimates of the maximum benefits that will inure from such improvements to the respective assessable lots and parcels of property that will be benefited thereby, all in connection with the proposed construction and installation, by way of a special improvement district that consists of nine (9) separate and distinct assessment units, of certain public improvements along certain streets within certain areas of the City, such improvements being more specifically described as follows:

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 the notice of hearing (the "Notice of Hearing" herein) that is provided for in Section 4 of this Resolution as 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 the Notice of Hearing as ASSESSMENT UNIT NO. II,

Providing for the installation of curbs and gutters along Lake Mead Boulevard and Buffalo Drive, and portions thereof, as

is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. III,

Providing for the installation of sidewalks along Lake Mead Boulevard and Buffalo Drive, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. IV,

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 the Notice of Hearing as ASSESSMENT UNIT NO. V,

Providing for the installation of commercial driveway approaches along Lake Mead Boulevard and Buffalo Drive, and portions, thereof as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VI,

Providing for the installation of sanitary sewer laterals along Lake Mead Boulevard, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VII,

Providing for the installation of a potable water distribution main along Lake Mead Boulevard, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. VIII, and

Providing for the installation of potable water laterals along Lake Mead Boulevard, and portions thereof, as is more particularly described in the Notice of Hearing as ASSESSMENT UNIT NO. IX; and

WHEREAS, the City Engineer, on the 7th day of April, 1993, filed in the Office of the City Clerk, in connection with such improvements and with the City's proposed "City of Las Vegas, Nevada, Special Improvement District No. 1414" (the "District" herein), the following:

A. Preliminary plans that show typical sections of the contemplated improvements, 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 such improvements;

B. Preliminary estimates of the total cost of each type of construction, such estimates having been made in a lump sum or by unit prices, including without limitation 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;

C. Assessment plats that show the areas that are proposed to be assessed and the amount of the estimated costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each assessable lot or parcel of property within each assessment unit of the District, such estimates as have heretofore been designated by the City Council having been computed, for the respective assessment units, on the bases that are set forth in Section 2 of this Resolution; and

D. The City Engineer's report with respect to benefits which sets forth the City Engineer's conclusions concerning the benefits that will be derived from such improvements by the respective assessable lots and parcels of property and the proper method of assessment; and

WHEREAS, an equitable adjustment shall be made for any assessment that is levied against any irregular lot or parcel of property in order that assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform; and

WHEREAS, the City Council has examined such plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of the costs and estimates of the maximum benefits that have been so filed with the City Clerk and the City Engineer's report with respect to such benefits and has found, and hereby does declare, all of the same to be satisfactory in all respects;

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 7th day of April, 1993, that the City Council shall, and hereby does, accept such plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of the costs and the amount of such estimated costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each assessable lot or

parcel of property in the respective assessment units of the District; and

BE IT FURTHER RESOLVED that the City Council shall, and hereby does, PROVISIONALLY ORDER THAT:

SECTION 1. Those improvements, at an estimated cost of \$967,830.00, including engineering, legal and incidental expenses, all as the same are more particularly hereinafter set forth and are described in the plans that are herein accepted, reference to which is hereby made, and are available for public examination at the Office of the City Clerk, shall be constructed and installed.

SECTION 2. Such estimated costs and estimated amount of maximum benefits shall be apportioned among the respective assessment units of the District as follows:

<u>Assessment</u> <u>Unit No.</u>	<u>Estimated Costs</u>	<u>Estimated Amount</u> <u>of Maximum</u> <u>Benefits *</u>
I	\$ 73,337.00	\$ 97,171.00
II	\$ 230,610.00	\$ 305,559.00
III	\$ 76,131.00	\$ 100,873.00
IV	\$ 118,053.00	\$ 156,420.00
V	\$ 104,739.00	\$ 138,780.00
VI	\$ 206,647.00	\$ 273,807.00
VII	\$ 7,430.00	\$ 9,845.00
VIII	\$ 126,463.00	\$ 167,564.00
IX	\$ 24,420.00	\$ 32,357.00
Total Assessable	\$ 967,830.00	Total Benefits \$1,282,376.00
Other Improvements	\$1,642.872.00	
Total Project	\$2,610,702.00	

* The actual costs of constructing and installing the improvement in any individual assessment unit may exceed the estimated cost for such improvement, or the estimated amount of the maximum benefits that are anticipated will be derived therefrom, or both, that is stated above, but in no event shall the aggregate assessment that is levied against any lot or parcel of property for all of the assessment

units exceed the aggregate amount of the estimates of the maximum benefits to such lot or parcel by virtue of the construction and installation of the improvements in all of the assessment units.

The amounts that are proposed to be assessed shall be assessed against all of the assessable lots and parcels of property that are benefited, proportionately to the benefits that each such lot or parcel receives, and shall be assessed against the assessable lots and parcels of property that abut such improvements 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 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 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 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. 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 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. 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, an equitable adjustment will be made for any assessment that is levied upon any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, each lot or parcel of property shall be as is stated in the aforesaid assessment plat. Regardless of the basis that is used for apportioning the assessments, in the case of a wedge, "V" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

SECTION 3. The area that encompasses the streets that are proposed to be so improved and the properties that are proposed to be so assessed (i.e., all of such assessment units) shall be designated as "City of Las Vegas, Nevada, Special Improvement District No. 1414".

SECTION 4. On Wednesday, the 5th day of May, 1993, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at any time prior to such date and time at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be assessed, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before the City Council at such time and place and be heard as to the propriety and advisability of constructing and installing such improvements, as to the cost thereof, as to the proposed method of payment therefor and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by, the respective lots and parcels of property that abut the improvements that are proposed to be so constructed and installed. Twenty (20) days' notice in writing of such time and place shall be given to such property owners, which notice shall be served by the City Clerk by mailing a copy thereof, postage prepaid as first-class mail, to the last known address of each last known owner of each lot or parcel of property within each assessment unit whose lot or parcel of property will be assessed for a portion of the cost of constructing and installing such improvements, the names and addresses of such property owners being those that appear on the local property assessment rolls for general (ad valorem) taxes that are on file in the Office of

the County Assessor of Clark County, Nevada, wherein such property is located. Such notice shall also be given to each tenant of each mobile home park that is located on any of such lots or parcels and by the City Engineer's posting of a copy of such notice in three public places at or near the site of the proposed work within each assessment unit at least twenty (20) days prior to such hearing. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or of the City Engineer, as the case may be, such proof to be filed with the City Clerk; provided, however, that the fact that the person to whom any such notice is addressed does not receive the same shall not invalidate or affect the legality of the notice that is given thereby and shall not invalidate or affect the legality of any assessment or of any other of the proceedings hereunder. Notice of the time and place of such hearing shall also be given by publishing a copy of such notice in the Las Vegas Review-Journal, a newspaper that is published and of general circulation within the City, once each week for three consecutive weeks by three weekly insertions, the first such publication to be at least fifteen (15) days prior to the date of the protest hearing. Not less than fourteen (14) days shall intervene between the first publication and the last publication. Such service by publication shall be verified by the affidavit of the publisher of said newspaper and filed with the City Clerk. Such notice shall be, substantially, in the following form:

NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1414.

NOTICE IS HEREBY GIVEN to the owner or owners of each lot or parcel of property within the proposed "City of Las Vegas, Nevada, Special Improvement District No. 1414" (the "District" herein), to each tenant of each mobile home park that is located on any of such lots or parcels and to all other interested persons that:

The City Council of the City of Las Vegas, Nevada (the "City Council" and the "City", respectively, herein), has provisionally ordered that, as a part of 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), certain improvements be installed along those certain streets within those certain areas of the City that are hereinafter more particularly described as follows:

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.

Except as is shown on the plans and specifications, as the same have been filed in the Office of the City Clerk of the City (the "City Clerk" herein), such improvements are more particularly described 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.

All of the plats, diagrams and plans that are on file in the Office of the City Clerk with respect to said described

assessment units are deemed by the City Engineer of the City and by the City to be essential to the construction and installation of such improvements.

It is anticipated that, of the \$2,610,702.00 that is the total estimated cost of the Project, an estimated \$967,830.00 shall be apportioned among the several assessment units of the District and shall be assessed against and paid by the assessable lots and parcels of property within the respective assessment units, as follows:

<u>Assessment</u> <u>Unit No.</u>	<u>Estimated Costs</u>	<u>of Maximum</u> <u>Benefits *</u>
I	\$ 73,337.00	\$ 97,171.00
II	\$ 230,610.00	\$ 305,559.00
III	\$ 76,131.00	\$ 100,873.00
IV	\$ 118,053.00	\$ 156,420.00
V	\$ 104,739.00	\$ 138,780.00
VI	\$ 206,647.00	\$ 273,807.00
VII	\$ 7,430.00	\$ 9,845.00
VIII	\$ 126,463.00	\$ 167,564.00
IX	\$ 24,420.00	\$ 32,357.00
Total Assessable	\$ 967,830.00	Total Benefits \$1,282,376.00
Other Improvements	\$1,642.872.00	
Total Project	\$2,610,702.00	

* The actual costs of constructing and installing the improvement in any individual assessment unit may exceed the estimated cost for such improvement, or the estimated amount of the maximum benefits that are anticipated will be derived therefrom, or both, that is stated above, but in no event shall the aggregate assessment that is levied against any lot or parcel of property for all of the assessment units exceed the aggregate amount of the estimates of the maximum benefits to such lot or parcel by virtue of the construction and installation of the improvements in all of the assessment units.

The amounts that are proposed to be assessed shall be assessed against all of the assessable lots and parcels of

property that are benefited, proportionately to the benefits that each such lot or parcel receives, and shall be assessed against the assessable lots and parcels of property that abut such improvements 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 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. 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 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 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 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. 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, an equitable adjustment will be made for any assessment that is levied upon any irregular lot or parcel of property in order that the assessments that are levied according to the benefits that will be derived from such improvements by the respective lots and parcels will be equal and uniform. The portion of the costs that is proposed to be assessed against, and the estimated amount of the maximum benefits that are anticipated will be derived from the proposed improvements by, each lot or parcel of property shall be as is stated in the aforesaid assessment plat. Regardless of the basis that is used for apportioning the assessments, in the case of a wedge, "V" or other irregularly shaped lot or parcel, the amount that is apportioned thereto shall be in proportion to the special benefits that will be derived thereby.

The areas that are proposed to be assessed within the respective assessment units which the City Council proposes to have so improved are as follows:

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

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being (i) a portion of Section 22, Township 20 South, Range 60 East, M.D.M., that abuts 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) along the

north side thereof 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) and 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 or (ii) a portion of Section 21, Township 20 South, Range 60 East, M.D.M., that abuts said Buffalo Drive along the west side thereof 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.

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

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, being a portion of Section 22, Township 20 South, Range 60 East, M.D.M., that (i) abuts Lake Mead Boulevard (137 feet at its intersection with Buffalo Drive and narrowing to 100 feet wide between Buffalo Drive and Rock Springs Drive) along the north side thereof 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 and 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 or (ii) abuts Buffalo Drive (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 said 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 thereof 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).

ASSESSMENT UNIT NO. III (Curbs and Gutters)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 21 or Section 22, Township 20 South, Range 60 East, M.D.M., that (i) abuts 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) along either side thereof 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) or (ii) abuts said Buffalo Drive along either side thereof 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.

ASSESSMENT UNIT NO. IV (Sidewalks)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 21 or Section 22, Township 20 South, Range 60 East, M.D.M., that (i) abuts 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) along either side thereof 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) or (ii) abuts said Buffalo Drive along either side thereof 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.

ASSESSMENT UNIT NO. V (Street Lighting)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 21 or Section 22, Township 20 South, Range 60 East, M.D.M., that (i) abuts 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) along either side thereof 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)

or (ii) abuts said Buffalo Drive along either side thereof 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.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 21 or Section 22, Township 20 South, Range 60 East, M.D.M., that (i) abuts 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) along either side thereof 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) or (ii) abuts said Buffalo Drive along either side thereof 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.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 22, Township 20 South, Range 60 East, M.D.M., that abuts 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) along either side thereof 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).

ASSESSMENT UNIT NO. VIII (Potable Water Distribution Main)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 22, Township 20 South, Range 60 East, M.D.M., that abuts 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) along either side thereof 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).

ASSESSMENT UNIT NO. IX (Potable Water Laterals)

Each lot or parcel of real property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being a portion of Section 22, Township 20 South, Range 60 East, M.D.M., that abuts 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) along either side thereof 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).

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

Each person who is interested is hereby advised that the plans, plats, typical sections, preliminary estimates of the total cost, the description of the lots and parcels of property that are proposed to be assessed, the portion of the cost that is proposed to be assessed thereagainst and the estimated amount of the maximum benefits that are anticipated will be derived from such improvements by each such lot or parcel with respect to the respective assessment units are on file in the Office of the City Clerk and may be inspected by any property owner or other interested person during the regular office hours of that Office.

On Wednesday, the 5th day of May, 1993, at the hour of 2:00 o'clock p.m., at the Council Chambers in the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada 89101, or at any time prior to such date and time, at the Office of the City Clerk at said City Hall, the owner or owners of any lot or parcel of property that is proposed to be assessed, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels may file a written protest or objection and may appear before the City Council at such time and place and be heard as to the propriety and advisability of constructing and installing such improvements, as to the cost thereof, as to the proposed method of the payment therefor and as to the amount thereof that is proposed to be assessed against, and the estimated amount of the

maximum benefits that are anticipated will be derived from such improvements by, the respective lots and parcels of property that abut the improvements that are proposed to be so constructed and installed. If any person wishes to object to the amount of the maximum benefits that are estimated will inure to his lot or parcel of property from the proposed improvements or to the legality of the proposed assessment thereagainst in any respect, such person is entitled to be represented at such hearing by counsel.

Any owner of any of such lots or parcels, any other person who is interested in any thereof or any tenant of any mobile home park that is located on any of such lots or parcels who wishes to make any protest or objection must make such protest or objection in writing at the Office of the City Clerk at least three (3) days before the time that is set for such hearing. In this connection, a person should object to the formation of the District in the manner as aforesaid if his or her support therefor is based upon a statement or representation concerning the District that is not contained in the language of this notice. Any person who files a written protest or objection three days before the time of such hearing as aforesaid shall have the right, within thirty (30) days after the City Council has finally passed upon such protest or objection, to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter all actions or suits that attack the validity of the proceedings or the amount of benefits, or both, shall be perpetually barred.

NOTE: A PERSON'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT (A) THE MAKING OF SUCH IMPROVEMENTS IS IMPROPER OR ILL ADVISED, (B) THE COST THEREOF IS EXCESSIVE, (C) THE PROPOSED METHOD OF PAYMENT THEREFOR IS IMPROPER OR (D) THE AMOUNT OF THE ESTIMATED COSTS THAT ARE PROPOSED TO BE ASSESSED AGAINST THE LOT OR PARCEL OF PROPERTY THAT HE OR SHE OWNS OR IS OTHERWISE INTERESTED OR ON WHICH IS LOCATED A MOBILE HOME PARK OF WHICH HE OR SHE IS A TENANT, OR THE ESTIMATED AMOUNT OF THE MAXIMUM BENEFITS THAT ARE ANTICIPATED WILL BE DERIVED BY SUCH LOT OR PARCEL FROM THE PROPOSED IMPROVEMENT THEREOF, OR BOTH, ARE EXCESSIVE WILL BE AT SUCH HEARING. NO SUCH PERSON WILL BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE IN SUPPORT OF HIS OR HER PROTEST OR OBJECTION IN ANY SUCH ACTION OR SUIT IN ANY COURT.

If the owners of more than one-half of the frontage that is proposed to be assessed for the improvements that are proposed to be constructed and installed in ASSESSMENT UNIT NO. I, ASSESSMENT UNIT NO. II, ASSESSMENT UNIT NO. V or ASSESSMENT UNIT NO. VIII, or of more than one-half of the lineal footage that is proposed to be assessed for the improvements that are proposed to be constructed and installed in ASSESSMENT UNIT NO. III or ASSESSMENT UNIT NO. IV, or of the lots and parcels of property that are proposed to be assessed for more than one-half of the cost of the improvements that are proposed to be installed in ASSESSMENT UNIT NO. VII or ASSESSMENT UNIT NO. IX, shall file written protests of objections thereto, the particular improvement for that particular assessment unit shall not be constructed and installed; provided, however, that since one-half or more of the total cost of constructing and installing the portion of the entire Project that is proposed to be constructed and installed in Lake Mead Boulevard will be paid for other than

by the levy of special assessments, and since not more than 1,320 feet, including street intersections, remain unimproved with street paving, curbs and gutters, sidewalks and streetlights along the west side of Buffalo Drive between the street paving, curbs and gutters, sidewalks and streetlights, respectively, that presently exist along the west side of Buffalo Drive or that presently exist in streets that intersect the west side of Buffalo Drive, the City Council may, pursuant to NRS 271.306(2)(a) and NRS 271.306(2)(b), respectively, order the construction and installation of the street paving improvements in ASSESSMENT UNIT NO. I, the construction and installation of the street paving improvements to Lake Mead Boulevard in ASSESSMENT UNIT II, the construction and installation of the curb and gutter improvements to Lake Mead Boulevard and the west side of Buffalo Drive in ASSESSMENT UNIT NO. III, the construction and installation of the sidewalk improvements to Lake Mead Boulevard and the west side of Buffalo Drive in ASSESSMENT UNIT NO. IV, the construction and installation of the street lighting improvements to Lake Mead Boulevard and the west side of Buffalo Drive in ASSESSMENT UNIT NO. V, the installation of the sanitary sewer lateral improvements in ASSESSMENT UNIT NO. VII, the installation of the potable water distribution main improvement in ASSESSMENT UNIT NO. VIII or the installation of the potable water lateral improvements in ASSESSMENT UNIT NO. IX, or any combination thereof, in which event the construction and installation of such improvements or any thereof at the option of the City Council, shall not be stayed, defeated or prevented by

written complaints, protests or objections thereto. The improvements that are to be constructed and installed in ASSESSMENT UNIT NO. VI will be constructed and installed to serve each particular lot or parcel of property at the location and in the number and length as are specified by the owner or owners thereof, and no such improvement will be constructed and installed to serve any such lot or parcel without the approval of the owner or owners thereof.

After such hearing, the City Council will make a determination as to the advisability of so improving such streets and portions thereof, will determine the kind and character of the improvements that are to be so constructed and installed and will enter into a contract with the bidder that submits the lowest responsive and responsible bid for the doing of such work and the furnishing of all of the necessary materials in response to a duly advertised invitation for construction bids.

After the making of such contract, the City Council will determine what portion of the cost of such work, including without limitation the expenses that are incidental thereto, will be assessed against the respective assessable lots and parcels of property that will be specially benefited thereby, and the assessments will be levied in accordance with the laws of the State of Nevada. In no event will an assessment exceed the estimated amount of the maximum benefits that are anticipated will be derived by the lot or parcel of property upon which the same is levied, and, in the event that the estimated assessment that is shown on the preliminary assessment roll that is on file

in the Office of the City Clerk with respect to any lot or parcel of property that is proposed to be assessed exceeds the estimated amount of the maximum benefits that are anticipated will inure to such lot or parcel by reason of the construction and installation of such improvements, such disparity will be eliminated by reducing the amount of such assessment after the City Council has determined as aforesaid what portion of such costs and expenses will be assessed against the respective assessable lots and parcels. The City Council will provide that each assessment may be payable without interest or demand during a specified period, at the election of the owner or owners of the lot or parcel of property against which it is assessed, or in ten (10) substantially equal semiannual installments of principal. The City Council will also provide the time and terms for the payment of such assessments and for the rate of interest per annum that will be borne by the deferred installments thereof, which rate shall not exceed by more than three percent (3%) the Index of Twenty Bonds that was most recently published before the date on which the ordinance that levies the assessments is adopted, and will fix the penalties that are to be collected upon delinquent payments.

By order of the City Council of the City of Las Vegas,
Nevada.

Dated this 7th day of April, 1993.


KATHLEEN M. TIGHE, City Clerk