

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 those certain streets, and portions thereof, that are identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. II, providing for the installation of curbs and gutters along those certain streets, and portions thereof, that are identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. III, providing for the installation of sidewalks along those certain streets, and portions thereof, that are identified with particularity in Section 1 of this Resolution,



ASSESSMENT UNIT NO. IV, providing for the installation of a street lighting system and all facilities that are incidental thereto along that certain street, and portions thereof, that is identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. V, providing for the installation of residential driveway approaches along those certain streets, and portions, that are identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VI, providing for the installation of commercial driveway approaches along those certain streets, and portions, thereof that are identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VII, providing for the installation of sanitary sewer laterals along those certain streets, and portions thereof, that are identified with particularity in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VIII, providing for the installation of potable water laterals along those certain streets, and portions thereof, that are identified with particularity in Section 1 of this Resolution and

ASSESSMENT UNIT NO. IX, providing for the installation of a sanitary sewer collection main along those certain streets, and portions thereof, that are identified with particularity 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. 1407" (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 21st day of July, 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 of street paving 86 feet in width along Buffalo Drive, 66 feet in width along Alta Drive and Oakey Boulevard and 46 feet in width along O'Bannon Avenue, El Parque Avenue and Via Olivera Avenue; raised median islands or median access, or a combination thereof, according to the use of the adjacent properties; traffic control devices; curbs and gutters; sidewalks; streetlights; residential driveway approaches; commercial driveway approaches; sanitary sewer laterals; potable water laterals; a sanitary sewer collection main; 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)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. I shall consist of the construction and installation of street paving along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed street paving in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be 8 feet in width and shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed street paving in Alta Drive (80 feet wide) shall be 33 feet in width and shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

OAKEY BOULEVARD:

The proposed street paving in Oakey Boulevard (80 feet wide) shall be 33 feet in width and shall be constructed and installed along the south side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'BANNON AVENUE:

The proposed street paving in O'Bannon Avenue (60 feet wide) shall be 23 feet in width and shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

EL PARQUE AVENUE:

The proposed street paving in El Parque Avenue (60 feet wide) shall be 23 feet in width and shall

be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said El Parque Avenue) easterly to a point that is approximately 337 feet east of the centerline of said Buffalo Drive; and

VIA OLIVERA AVENUE:

The proposed street paving in Via Olivera Avenue (60 feet wide) shall be 23 feet in width and shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. II shall consist of the construction and installation of standard concrete "L" type curbs and gutters along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed curbs and gutters in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed curbs and gutters in Alta Drive (80 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

OAKEY BOULEVARD:

The proposed curbs and gutters in Oakey Boulevard (80 feet wide) shall be constructed and installed along the south side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'BANNON AVENUE:

The proposed curbs and gutters in O'Bannon Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

EL PARQUE AVENUE:

The proposed curbs and gutters in El Parque Avenue (60 feet wide) shall be constructed and

installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said El Parque Avenue) easterly to a point that is approximately 337 feet east of the centerline of said Buffalo Drive; and
VIA OLIVERA AVENUE:

The proposed curbs and gutters in Via Olivera Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. III (Sidewalks)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. III shall consist of the construction and installation of standard concrete sidewalks along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed sidewalks in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed sidewalks in Alta Drive (80 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

Oakey Boulevard:

The proposed sidewalks in Oakey Boulevard (80 feet wide) shall be constructed and installed along the south side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'Bannon Avenue:

The proposed sidewalks in O'Bannon Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

El Parque Avenue:

The proposed sidewalks in El Parque Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo

Drive (100 feet wide at its intersection with said El Parque Avenue) easterly to a point that is approximately 337 feet east of the centerline of said Buffalo Drive;

VIA OLIVERA AVENUE:

The proposed sidewalks in Via Olivera Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive, except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IV (Street Lighting)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. IV shall consist of the installation of streetlights and any and all appurtenances along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed street lighting system in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed street lighting system in Alta Drive (80 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

OAKLEY BOULEVARD:

The proposed street lighting system in Oakley Boulevard (80 feet wide) shall be constructed and installed along the south side thereof from the

centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'BANNON AVENUE:

The proposed street lighting system in O'Bannon Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

EL PARQUE AVENUE:

The proposed street lighting system in El Parque Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said El Parque Avenue) easterly

to a point that is approximately 337 feet east of the centerline of said Buffalo Drive; and
VIA OLIVERA AVENUE:

The proposed street lighting system in Via Olivera Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. V (Residential Driveway Approaches)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. V shall consist of the construction and installation of standard concrete residential driveway approaches along those certain streets and portions thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed residential driveway approaches in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed residential driveway approaches in Alta Drive (80 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

OAKEY BOULEVARD:

The proposed residential driveway approaches in Oakey Boulevard (80 feet wide) shall be

constructed and installed along the south side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'BANNON AVENUE:

The proposed residential driveway approaches in O'Bannon Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

EL PARQUE AVENUE:

The proposed residential driveway approaches in El Parque Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said El Parque Avenue)

easterly to a point that is approximately 337 feet east of the centerline of said Buffalo Drive; and VIA OLIVERA AVENUE:

The proposed residential driveway approaches in Via Olivera Avenue (60 feet wide) shall be constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive, except where adequate improvements have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VI (Commercial Driveway Approaches)

The improvement that is proposed to be constructed and installed in ASSESSMENT UNIT NO. VI shall consist of the construction and installation of standard concrete commercial driveway approaches along those certain streets and portions

thereof, within the City, that are more particularly described as follows:

BUFFALO DRIVE:

The proposed commercial driveway approaches in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) shall be constructed and installed along either side thereof from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide);

ALTA DRIVE:

The proposed commercial driveway approaches in Alta Drive (80 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (150 feet wide at its intersection with said Alta Drive) easterly to a point that is approximately 331 feet east of the centerline of said Buffalo Drive;

OAKEY BOULEVARD:

The proposed commercial driveway approaches in Oakey Boulevard (80 feet wide) shall be constructed and installed along the south side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Oakey Boulevard) easterly to a point that is approximately 338 feet east of the centerline of said Buffalo Drive and along the

north side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

O'BANNON AVENUE:

The proposed commercial driveway approaches in O'Bannon Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said O'Bannon Avenue) easterly to a point that is approximately 335 feet east of the centerline of said Buffalo Drive and along the south side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 332 feet west of the centerline of said Buffalo Drive;

EL PARQUE AVENUE:

The proposed commercial driveway approaches in El Parque Avenue (60 feet wide) shall be constructed and installed along either side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said El Parque Avenue) easterly to a point that is approximately 337 feet east of the centerline of said Buffalo Drive; and

VIA OLIVERA AVENUE:

The proposed commercial driveway approaches in Via Olivera Avenue (60 feet wide) shall be

constructed and installed along the north side thereof from the centerline of Buffalo Drive (100 feet wide at its intersection with said Via Olivera Avenue) easterly to a point that is approximately 334 feet east of the centerline of said Buffalo Drive and along either side thereof from the centerline of said Buffalo Drive westerly to a point that is approximately 333 feet west of the centerline of said Buffalo Drive,

except where adequate improvements have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. VII shall consist of the installation of sanitary sewer laterals that extend between the sanitary sewer collection main that presently exists in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) or the sanitary sewer collection main that is proposed to be installed in said Buffalo Drive by way of ASSESSMENT UNIT NO. IX, as the case may be, and the front property lines of the lots and parcels of property along either side of said Buffalo Drive and

portions thereof, within the City, from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. VIII (Potable Water Laterals)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. VIII shall consist of the installation of potable water laterals that extend between the potable water distribution main that presently exists in Buffalo Drive (100 feet wide between Sahara Avenue and Charleston Boulevard and 150 feet wide between Charleston Boulevard and Westcliff Drive) and the front property lines of the lots and parcels of property along either side of said Buffalo Drive and portions thereof, within the City, from the centerline of Sahara Avenue (121 feet wide) northerly to the centerline of Westcliff Drive (120 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, 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 localities that

are to be so improved as filed in the Office of the City Clerk.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Collection Main)

The improvement that is proposed to be installed in ASSESSMENT UNIT NO. IX shall consist of the installation of a sanitary sewer collections main in Buffalo Drive (100 feet wide in that portion thereof in which such sanitary sewer collection main is installed) and portions thereof, within the City, from a point that is approximately 360 feet south of the centerline of O'Bannon Avenue (60 feet wide) northerly to a point that is approximately 10 feet north of the centerline of the Holmby Drainage Channel (unimproved Holmby Avenue - 40 feet wide), except where adequate improvements have previously been installed, together with the necessary installation, removal or relocation, or any combination thereof, 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 localities that are to be so improved as filed in the Office of the City Clerk.

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)

The street paving shall consist, in Buffalo Drive, of 3/4ths of an inch of opengrade over 6 inches of asphaltic concrete pavement, a prime coat, 4-1/2 inches of Type II aggregate base and 6 inches of selected material base, in Alta Drive and Oakey

Boulevard, of a fog seal over 4 inches of asphaltic concrete pavement, a prime coat, 6 inches of Type II aggregate base and 6 inches of selected material base and, in O'Bannon Avenue, El Parque Avenue and Via Olivera Avenue, of a fog seal over 3 inches of asphaltic concrete pavement, a prime coat, 4 inches of Type II aggregate base and 6 inches of selected material base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and 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 (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement Class "B" concrete "L" type over 6 inches of Type II aggregate base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and 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 (Sidewalks)

The sidewalks shall consist of 4 inches of standard Portland cement Class "B" concrete slabs over 5 inches of Type II aggregate base; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and 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 (Street Lighting)

The street lighting system shall consist of 250 watt (along Buffalo Drive, Alta Drive and Oakey Boulevard) and 100 watt (along O'Bannon Avenue, El Parque Avenue and Via Olivera Avenue) high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits; together with the acquisition, by purchase, the exercise of the City's power of eminent domain or otherwise, of all of the necessary rights-of-way that may be required in order to construct and install such improvement and 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 (Residential Driveway Approaches)

Each residential driveway approach shall consist of 6 inches of standard Portland cement Class B concrete 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. VI (Commercial Driveway Approaches)

Each commercial driveway approach shall consist of a radius driveway with a cross gutter, consisting of 6 inches of standard Portland cement Class B concrete that is reinforced with #4 rebar over 6 inches of Type II aggregate base, and a sidewalk with an access ramp for the handicapped on either side of the driveway, consisting of 4 inches of standard Portland cement 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 4-inch, 6-inch or 8-inch, as the same are required by the City or are otherwise requested by the owners of the respective lots or parcels of

property, polyvinyl chloride sewer laterals that extend between the sanitary sewer collection main that presently exists in Buffalo Drive or the sanitary sewer collection main that is proposed to be installed in Buffalo Drive by way of ASSESSMENT UNIT NO. IX, as the case may be, 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.

If the owner of any lot or parcel of property within the assessment unit fails to designate the size, number or location, or any combination thereof, of the sanitary sewer laterals that such owner desires to have installed to serve such lot or parcel or requests that no sewer lateral be installed to serve such lot or parcel, the size, number or location, as the case may be, of such lateral or laterals shall be determined by the City in the following manner:

A. The City will not require the installation of any sewer lateral to serve any lot or parcel if a sewer lateral or laterals that can be installed from a sanitary sewer collection main that has been installed in a side street would provide adequate sewer service to such lot or parcel or if the area of such lot or parcel is less than 1/3 of an acre;

B. If the lot or parcel in question cannot adequately be served by a sewer lateral or laterals from a sewer main that

has been installed in a side street and the area of such lot or parcel is $\frac{1}{3}$ of an acre or more, one 6-inch lateral shall be installed at a location that results in such lateral's being aligned, as nearly as possible, with any existing septic tank on such lot or parcel, unless the area of such lot or parcels is 2 acres or more; and

C. If the lot or parcel in question cannot adequately be served by a sewer lateral or laterals from a sewer main that has been installed in a side street and the area thereof is 2 acres or more, one 8-inch lateral shall be installed at a location that is determined in accordance with the assumption that, based upon the present pattern of development along Buffalo Drive, such lot or parcel will be developed into a four to eight lot cul-de-sac with center property access.

ASSESSMENT UNIT NO. VIII (Potable Water Laterals)

The potable water laterals shall be 2-inch, 6-inch or 8-inch, as the same are required by the City or are otherwise requested by the owners of the respective lots or parcels of property, polyvinyl chloride potable water laterals that extend between the potable water distribution main that presently exists in Buffalo Drive 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.

If the owner of any lot or parcel of property within the assessment unit fails to designate the size, number or location, or any combination thereof, of the potable water laterals that such owner desires to have installed to serve such lot or parcel or requests that no water lateral be installed to serve such lot or parcel, the size, number or location, as the case may be, of such lateral or laterals shall be determined by the City in the following manner:

A. The City will not require the installation of any water lateral to serve any lot or parcel if a water lateral or laterals that can be installed from a potable water distribution main that has been installed in a side street would provide adequate water service to such lot or parcel or if the area of such lot or parcel is less than 2 acres;

B. If the lot or parcel in question cannot adequately be served by a water lateral or laterals from a water main that has been installed in a side street and the area of such lot or parcel is 2 acres or more, one 6-inch lateral shall be installed at a location that is determined in accordance with the assumption that, based upon the present pattern of development along Buffalo Drive, such lot or parcel will be developed into a four to eight lot cul-de-sac with center property access, unless the area of such lot or parcel is 5 acres or more; and

C. If the lot or parcel in question cannot adequately be served by a water lateral or laterals from a water main that has been installed in a side street and the area of such lot or parcel is 5 acres or more, one 8-inch lateral shall be installed

at a location that is determined in accordance with the assumption that, based upon the present pattern of development along Buffalo Drive, such lot or parcel will be developed into a four to eight lot cul-de-sac with center property access.

In no event, however, shall a potable water lateral be installed in the same trench in which a sanitary sewer lateral is installed.

ASSESSMENT UNIT NO. IX (Sanitary Sewer Collection Main)

The sanitary sewer collection main shall consist of an 8-inch polyvinyl chloride sanitary sewer collection pipe between O'Bannon Avenue and Oakey Boulevard and a 36-inch polyvinyl chloride sanitary sewer collection pipe between Oakey Boulevard and the Holmby Drainage Channel (but only that portion of the costs of installing such 36-inch pipe that is equivalent to the costs that would be incurred in the installation of an 8-inch polyvinyl chloride sanitary sewer collection pipe throughout the entire length of such sewer main shall be assessed against the abutting properties); 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)

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. The cost of acquiring the necessary rights-of-way that are required in order to construct and install the improvement shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid front foot basis.

ASSESSMENT UNIT NO. II (Curbs and Gutters)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property 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. The cost of acquiring the necessary rights-of-way that are required in order to construct and install the improvement shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid lineal foot basis.

ASSESSMENT UNIT NO. III (Sidewalks)

Such estimates shall be computed on a lineal foot basis, i.e., on the basis that each lot or parcel of property 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. The cost of acquiring the necessary rights-of-way that are required in order to construct and install the improvement shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid lineal foot basis.

ASSESSMENT UNIT NO. IV (Street Lighting)

Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property 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. The cost of acquiring the necessary rights-of-way that are required in order to construct and install the improvement shall be included in the total costs and expenses that are proposed to be levied in the assessment unit and shall be assessed against the respective lots and parcels therein on the aforesaid front foot basis.

ASSESSMENT UNIT NO. V (Residential 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 number and length of the driveway approaches that are installed to serve such lot or

parcel bears to the total number and aggregate length of all of the driveway approaches that are installed to serve all of the assessable properties in the assessment unit.

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 or bear 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 for 4-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 4-inch sewer laterals in the proportion that the number of 4-inch sewer laterals that are installed to serve such lot or parcel bears to the total number of 4-inch sewer laterals that are installed to serve all of the assessable properties in the assessment unit, on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch sanitary sewer laterals shall be assessed a portion of the aggregate dollar amount that is being

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

ASSESSMENT UNIT NO VIII (Potable Water 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 for 2-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for 2-inch water laterals in the proportion that the number of 2-inch water laterals that are installed to serve such lot or parcel bears to the total number of 2-inch water laterals that are installed to serve all of the assessable properties in the assessment unit, on the basis that each lot or parcel of property that is to be assessed in the assessment unit for 6-inch potable water laterals shall be assessed a portion of the aggregate dollar amount that is

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

ASSESSMENT UNIT NO. IX (Sanitary Sewer Collection Main)

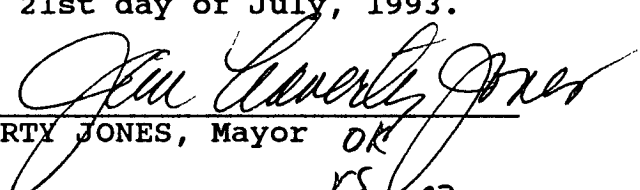
Such estimates shall be computed on a front foot basis, i.e., on the basis that each lot or parcel of property that will be served by the sanitary sewer collection main and is to be assessed in the assessment unit shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit in the proportion that the frontage of such lot or parcel that abuts that portion of Buffalo Drive along which such sewer collection main is being installed bears to the frontage of all of the assessable property that will be served by such sewer collection main and abut that portion of Buffalo Drive 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 amount 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.

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, 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 21st day of July, 1993.

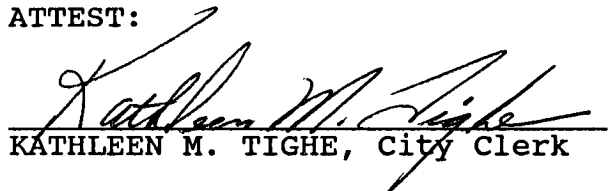


JAN LAVERTY JONES, Mayor

OK

rs
7-23-93

ATTEST:



KATHLEEN M. TIGHE, City Clerk