

R E S O L U T I O N

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

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

ASSESSMENT UNIT NO. I, providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving of Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, including street intersections, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. II, providing for the installation of curbs and gutters along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. III, providing for the installation of sidewalks along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. IV, providing for the installation of a street lighting system and all facilities that are incidental thereto along Vegas Drive, Torrey Pines Drive and



Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. V, providing for the installation of sanitary sewer laterals along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VI, providing for the installation of potable water laterals along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VII, providing for the installation of residential driveway approaches along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution, and

ASSESSMENT UNIT NO. VIII, providing for the installation of commercial driveway approaches along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution; and

ASSESSMENT UNIT No. IX, providing for the installation of drainage facilities along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard, and portions of each, as is more particularly described in Section 1 of this Resolution; and

WHEREAS, said City Council considers it necessary, desirable and for the best interests of said 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

therein of said improvements; and

WHEREAS, for the purpose of designation and identification, it is desirable that said proposed special improvement district be known and identified as "Las Vegas, Nevada, Special Improvement District No. 418 (the "District" herein);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las Vegas, Nevada, at this regular meeting thereof that is being held on this 17th day of July, 1991, 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 (including the removal of the existing defective street paving and the replacement thereof with new street paving that meets the City's current design standards) along Vegas Drive, Torrey Pines Drive and Rainbow Boulevard of street paving (66 feet in width on Vegas Drive, Torrey Pines Drive and Rainbow Boulevard north of Vegas Drive and 76 feet in a width on Rainbow Boulevard south of Vegas Drive); a raised median island or a two-way center left turn lane, or a combination thereof; traffic control devices; curbs and gutters; sidewalks; streetlights; sanitary sewer laterals; potable water laterals; driveway approaches; drainage facilities; and the acquisition of all of the necessary rights-of-way therefor (the "Project" herein), preliminary plans, showing typical sections, the type or types of material, together with approximate thickness and width of each, and preliminary

estimates of the cost of installing certain improvements in the respective assessment units of said Special Improvement District, all as is more particularly hereinafter set forth:

ASSESSMENT UNIT NO. I (Street Paving)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property (except those lots and parcels of property that abut portions of the respective streets on which there exists defective street paving, the cost of the removal and replacement of which will be borne entirely by the City without the assessment of any portion thereof against such lots and parcels) in ASSESSMENT UNIT NO. I shall consist of the installation of street paving 33 feet in width along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from the centerline of said Vegas Drive northerly a distance of approximately 900 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to the centerline of said Vegas Drive and street paving 38 feet in width along both sides of said Rainbow Boulevard and portions thereof, within the City, from the centerline of said Vegas Drive southerly to a

point that is approximately 600 feet south of the centerline of Washington Avenue (100 feet wide), except where the existing defective street paving is being removed and replaced at the sole cost of the City and 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 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 (Curbs and Gutters)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. II shall consist of the installation of standard "L" type curbs and gutters along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet

and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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 (Sidewalks)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. III shall consist of the installation of standard concrete sidewalks 5 feet in width along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions

thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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. IV (Street Lighting)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. IV shall consist of the installation of streetlights and any and all appurtenances along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160

feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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. V (Sanitary Sewer Laterals)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. V shall consist of sanitary sewer laterals that extend between the existing sanitary sewer collection main and the front property lines of such properties, as the same are required by the City in accordance with the guidelines that are hereinafter set forth or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of

said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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. VI (Potable Water Laterals)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. VI shall consist of potable water laterals that extend between the existing water distribution main and the front property lines of such properties, as the same are required by the City in accordance with the guidelines that are hereinafter set forth or are otherwise requested by the owners of the individual lots or parcels of property, along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur

Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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. VII (Residential Driveway Approaches)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. VII shall consist of the installation of standard residential driveway approaches along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive

(80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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 (Commercial Driveway Approaches)

The portion of the Project the costs of which will be assessed against taxable lots and parcels assessable property in ASSESSMENT UNIT NO. VIII shall consist of the installation of one of two elective types of commercial driveway approaches along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City,

from a point that is approximately 40 feet north of the centerline of said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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. IX (Drainage Facilities)

The portion of the Project the costs of which will be assessed against the taxable lots and parcels of property in ASSESSMENT UNIT NO. IX shall consist of the installation of drainage facilities and all appurtenances along both sides of Vegas Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 70 feet west of the centerline of Rainbow Boulevard (80 feet wide north of Vegas Drive and 90 feet wide south of Vegas Drive) easterly to a point that is approximately 126 feet east of the centerline of Decatur Boulevard (100 feet wide), along both sides of Torrey Pines Drive (80 feet wide) and portions thereof, within the City, from a point that is approximately 40 feet north of the centerline of

said Vegas Drive northerly a distance of approximately 860 feet and along both sides of said Rainbow Boulevard and portions thereof, within the City, from a point that is approximately 160 feet south of the centerline of Lake Mead Boulevard (100 feet wide) southerly to a point that is approximately 600 feet south of the centerline of Washington Avenue (100 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.

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

ASSESSMENT UNIT NO. I (Street Paving)

The street paving shall consist of fog seal over 4 inches of asphaltic concrete pavement, a prime cost, 4 inches of Type II aggregate base and 9 inches of Type I 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. II (Curbs and Gutters)

The curbs and gutters shall be standard Portland cement "L" type over 9 inches of Type I or 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 (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. IV (Street Lighting)

The street lighting system shall consist of 250 watt high pressure sodium vapor luminaires, steel lighting standards on concrete bases and underground circuits; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed 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 (Sanitary Sewer Laterals)

The sanitary sewer laterals shall be 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 between the 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.

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 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.

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, one 6-inch lateral shall be installed at the lower side of such lot or parcel unless the area thereof exceeds 2.5 acres;

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 exceeds 2.5 acres, one 8-inch lateral shall be installed at the lower side of such lot or parcel unless the area thereof exceeds 5 acres; and

D. 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 exceeds 5 acres, one 8-inch lateral shall be installed at the lower side of such lot or parcel and one additional 8-inch lateral shall be installed at the lower side of the mid-point of such lot or parcel unless a lateral or laterals that would render such additional 8-inch lateral unnecessary can be installed to serve such lot or parcel from a sewer main that has been installed in a side street.

ASSESSMENT UNIT NO. VI (Potable Water Laterals)

The potable water laterals shall be 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 between the water distribution main 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 that can be installed from a water distribution main that has been installed in a side street would provide adequate water service to such lot or parcel;

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, one 6-inch lateral shall be installed at the mid-point of the frontage of such lot or parcel unless the area thereof exceeds 2.5 acres.

C. If the lot or parcel in question cannot adequately be served by a water lateral from a water main that has been installed in a side street and the area thereof exceeds 2.5 acres, one 8-inch water lateral shall be installed at the mid-point of the frontage of such lot or parcel unless the area

thereof exceeds 5 acres; and

D. If the lot or parcel in question cannot adequately be served by a water lateral from a water main that has been installed in a side street and the area thereof exceeds 5 acres, one 8-inch lateral shall be installed at the lower side of the mid-point of such lot or parcel and one additional 8-inch lateral shall be installed at the lower side of such lot or parcel unless a lateral or laterals that would render such additional 8-inch lateral unnecessary can be installed to serve such lot or parcel from a water main that has been installed in a side street.

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

ASSESSMENT UNIT NO. VII (Residential Driveway Approaches)

The residential driveway approaches shall consist of 6 inches of standard Portland cement over 6 inches of Type II aggregate base; together with the installation, removal and relocation of any and all utilities and any and all appurtenances that are deemed 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 (Commercial Driveway Approaches)

The commercial driveway approaches shall consist, at the election of the owners of the respective lots and parcels of property, of either 6 inches of standard Portland cement that is reinforced with #4 rebar over 6 inches of Type II aggregate base

(the "Option A Driveway Approaches" herein) or a radius driveway with a cross gutter, consisting of 6 inches of standard Portland cement that is reinforced with #4 rebar over 6 inches of Type II aggregate base, and a sidewalk and access ramp for the handicapped, consisting of 4 inches of standard Portland cement over 5 inches of Type II aggregate base (the "Option B Driveway Approaches" herein); 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 (Drainage Facilities)

The drainage facilities shall consist of a 24-inch reinforced concrete pipe with 18-inch lateral feed pipes, drop inlets and all necessary manholes; 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. Said City Engineer is hereby directed to estimate the cost of each such type of construction in a lump sum or by unit prices. Such preliminary estimates of the cost shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, printing and such other expenses as in the judgment of said City Engineer are necessary

or appropriate to the completion of such work of improvement and the payment of the costs thereof. The entire cost of the improvement in each assessment unit shall be paid by special assessments against the property benefited thereby.

SECTION 4. Said City Engineer is hereby directed to submit and file with said City Clerk an assessment plat showing the areas to be assessed, that is, for each assessment unit, the property abutting such improvement, and the amount of maximum benefits estimated to be derived from such improvement by, 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 the improvement bears to the frontage of all of the assessable properties that abut 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 the improvement and the cost of paving street intersections shall be included in the total costs that are proposed to be levied in the assessment unit and shall be assessed against the respective taxable 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 the improvement bears to the number of lineal feet of all of the assessable properties that abut 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 (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 the improvement bears to the number of lineal feet of all of the assessable properties that abut 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. 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 bears to the frontage of all of the assessable properties that abut the street along which the improvement is being installed in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such 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 (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 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. VI (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 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. VII (Residential Driveway Approaches)

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 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. VIII (Commercial Driveway Approaches)

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 Option A Driveway Approaches shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for Option A Driveway Approaches in the proportion that the number and length of the Option A Driveway Approaches that are installed to serve such lot or parcel bears to the total number and aggregate length of all of the Option A Driveway Approaches 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 Option B Driveway Approaches shall be assessed a portion of the aggregate dollar amount that is being levied against the entire assessment unit for Option B Driveway Approaches in the proportion that the number and length of the Option B Driveway Approaches that are installed to serve such lot

or parcel bears to the total number and aggregate length of all of the Option B Driveway Approaches that are installed to serve all of the assessable properties in the assessment unit.

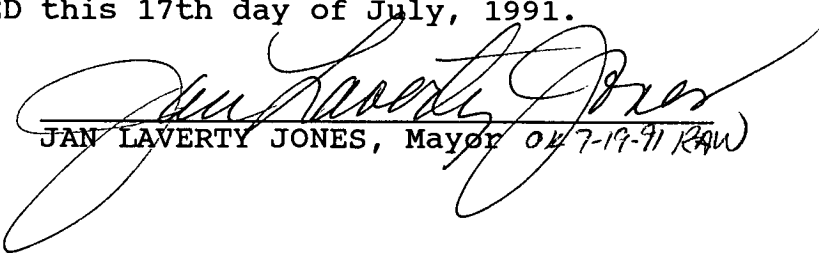
ASSESSMENT UNIT NO. IX (Drainage Facilities)

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 bears to the frontage of all of the assessable properties that abut the street along which the improvement is being installed in the assessment unit; provided, however, that, if any such lot or parcel is divided, after the date of the hearing as to the propriety and advisability of making such 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.

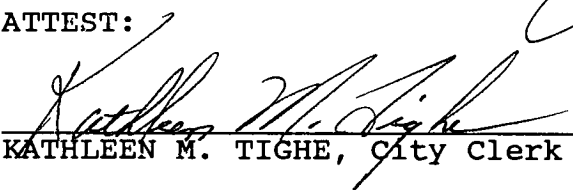
In each assessment unit, the proposed assessment shall be made upon each lot or parcel of property benefited by the improvement installed therein proportionately to the benefits

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

SECTION 5. All resolutions or parts thereof in conflict with the provisions of this Resolution are hereby repealed.  
PASSED, ADOPTED AND APPROVED this 17th day of July, 1991.

  
JAN LAVERTY JONES, Mayor 04-7-19-91 RAW

ATTEST:

  
KATHLEEN M. TIGHE, City Clerk