

R E S O L U T I O N

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND ALLEYS, AND PARTS THEREOF, WITH INTERSECTIONS, WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 457 SHALL BE DONE:

WHEREAS, the City Council of the City of Las Vegas, in the County of Clark and State of Nevada, pursuant to Chapter 271, Nevada Revised Statutes, and all laws supplemental thereto, has directed the City Engineer to file with the City Clerk, who is also the Clerk of said City Council, certain preliminary plans, assessment plats, typical sections of the contemplated improvements, preliminary estimates of costs, and estimates of maximum benefits, all in connection with the proposed installation of certain improvements along certain streets within certain areas of said City, said improvements being more specifically described as follows:

Providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving those certain streets and portions thereof, including street intersections, within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 1,

Providing for the installation of curbs and gutters along those certain streets and portions thereof within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 2,

Providing for the installation of a sanitary sewer system consisting of collection lines and all other facilities incidental thereto along those certain streets and portions thereof within the area hereinafter identified in the notice provided for in Section 4 of this Resolution as ASSESSMENT UNIT NO. 3,

Providing for the installation of sanitary sewer



1 laterals along those certain streets and portions thereof within
2 the area hereinafter identified in the notice provided for in
3 Section 4 of this Resolution as ASSESSMENT UNIT NO. 4,

4 Providing for the installation of driveway approaches
5 along those certain streets and portions thereof within the
6 area hereinafter identified in the notice provided for in Section
7 4 of this Resolution as ASSESSMENT UNIT NO. 5,

8 Providing for the installation of a street lighting
9 system and all other facilities incidental thereto along those
10 certain streets and portions thereof within the area hereinafter
11 identified in the notice provided for in Section 4 of this
12 Resolution as ASSESSMENT UNIT NO. 6 and

13 Providing for the installation of sidewalks along those
14 certain streets and portions thereof within the area hereinafter
15 identified in the notice provided for in Section 4 of this
16 Resolution as ASSESSMENT UNIT NO. 7; and

17 WHEREAS, the City Engineer, on the 30th day of October,
18 1984, filed at the office of said City Clerk, in connection with
19 said improvements and with said City's proposed Las Vegas, Nevada,
20 Special Improvement District No. 457 the following:

21 A. Preliminary plans showing typical sections of the
22 contemplated improvements, the type or types of material together
23 with the approximate thickness and width, and preliminary estimates
24 of the costs of such improvements.

25 B. Preliminary estimates of the total cost of each
26 type of construction, said estimates being made in a lump sum or
27 by unit prices, and, further, including in said estimates, without
28 limiting the generality of the foregoing, the advertising, ap-
29 praising, engineering, printing and such other expenses as in
30 the judgment of said City Engineer are necessary or essential to
31 the completion of such work of improvement and the payment of the
32 costs thereof.

1 C. Assessment plats showing the areas to be assessed
2 and the amount of maximum benefits estimated to be assessed
3 against each lot or parcel of property within each assessment
4 unit of said Special Improvement District, such estimates as
5 heretofore designated by said City Council being computed, for
6 the respective assessment units, on the bases set forth in Section
7 2 of this Resolution; and

8 WHEREAS, an equitable adjustment will be made for any
9 assessment to be levied against any irregular lot or parcel, so
10 that assessments according to benefits will be equal and uniform;
11 and

12 WHEREAS, said City Council has examined said plans,
13 assessment plats, typical sections of contemplated improvements,
14 preliminary estimates of costs and estimates of maximum benefits,
15 so filed with said City Clerk, and has found, and hereby does
16 declare, the same to be satisfactory in all respects; and

17 WHEREAS, property owned by any public body shall not
18 be assessed in the absence of the consent to the assessment by
19 such public body;

20 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
21 THE CITY OF LAS VEGAS, NEVADA, at a regular meeting thereof held
22 on the 21st day of November, 1984, that said City Council shall,
23 and hereby does, accept said plans, assessment plats, typical
24 sections of contemplated improvements, preliminary estimates
25 of costs and estimates of maximum benefits to be assessed against
26 each lot or parcel of land in the respective assessment units
27 of said Special Improvement District.

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

30 SECTION 1. Those improvements, at an estimated cost
31 shall be installed of \$794,125.00, including engineering legal
32 and incidental expenses, all as more particularly hereinafter

1 set forth and described in said plans herein accepted, reference
2 to which is hereby made and which are available for public
3 examination at the Office of the City Clerk of said City, shall
4 be installed.

5 SECTION 2. Said estimated cost shall be apportioned
6 among the respective assessment units of the proposed Special
7 Improvement District as follows:

	<u>Estimated Amount of Special Assessments</u>
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10	ASSESSMENT UNIT NO. 1 \$435,901
11	ASSESSMENT UNIT NO. 2 51,073
12	ASSESSMENT UNIT NO. 3 68,767
13	ASSESSMENT UNIT NO. 4 38,001
14	ASSESSMENT UNIT NO. 5 21,120
15	ASSESSMENT UNIT NO. 6 65,964
16	ASSESSMENT UNIT NO. 7 113,299
17	OTHER STREET WORK -0-
18	
19	TOTAL \$794,125

20 The amounts to be assessed shall be made upon all lots
21 and parcels of property benefitted, proportionately to the
22 benefits received and shall be assessed against the property
23 abutting said improvements on the following bases:

24 ASSESSMENT UNIT NO. 1 (Street Improvements)

25 Such estimates shall be computed on a front foot
26 basis, i.e., on the basis that each lot or parcel of property
27 to be assessed in the assessment unit shall be assessed a
28 portion of the aggregate dollar amount being levied against the
29 entire assessment unit in the proportion that the frontage of
30 said lot or parcel which abuts the improvement bears to the
31 frontage of all assessable property abutting the improvement
32 in the assessment unit. The cost of acquiring the necessary
rights of way which are required to construct the improvement
and the cost of paving street intersections shall be included
in the total costs being levied against the assessment unit
and shall be assessed against each lot or parcel of property
within the assessment unit on the aforesaid front foot basis.

1 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

2 Such estimates shall be computed on a front foot
3 basis, i.e., on the basis that each lot or parcel of property
4 to be assessed in the assessment unit shall be assessed a
5 portion of the aggregate dollar amount being levied against the
6 entire assessment unit in the proportion that the frontage of
7 said lot or parcel which abuts the improvement bears to the
8 frontage of all assessable property abutting the improvement
9 in the assessment unit.

10 ASSESSMENT UNIT NO. 3 (Sanitary Sewers)

11 Such estimates shall be computed on an area basis,
12 i.e., on the basis that each lot or parcel of property to be
13 assessed in the assessment unit shall be assessed a portion of
14 the aggregate dollar amount being levied against the entire
15 assessment unit in the proportion that the area of said lot or
16 parcel which abuts the improvement bears to the area of all
17 assessable property abutting the improvement in the assessment
18 unit. In determining the boundaries of the assessment unit,
19 said City Engineer shall include those lots or parcels of property
20 which may be served by said sanitary sewer collection lines and
21 which shall consequently be benefitted by said improvement.

22 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

23 Such estimates shall be computed on the basis that
24 each lot or parcel of property to be assessed in the assessment
25 unit shall be assessed a portion of the aggregate dollar amount
26 being levied against the entire assessment unit in the proportion
27 that the number, length and size of the sewer laterals installed
28 to serve said lot or parcel bears to the total number and aggregate
29 length and size of all of the sewer laterals installed to serve
30 all assessable property in the assessment unit.

31 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

32 Such estimates shall be computed on the basis that each

1 lot or parcel of property to be assessed in the assessment unit
2 shall be assessed a portion of the aggregate dollar amount being
3 levied against the entire assessment unit in the proportion
4 that the number, length and width of the driveway approaches
5 installed to serve said lot or parcel bears to the total number
6 and aggregate length and width of all of the driveway approaches
7 installed to serve all assessable property in the assessment unit.

8 ASSESSMENT UNIT NO. 6 (Street Lighting)

9 Such estimates shall be computed on an area basis,
10 i.e., on the basis that each lot or parcel of property to be
11 assessed in the assessment unit shall be assessed a portion of
12 the aggregate dollar amount being levied against the entire
13 assessment unit in the proportion that the area of said lot or
14 parcel which abuts the improvement bears to the area of all
15 assessable property abutting the improvement in the assessment
16 unit; provided, however, that the depth of a lot or parcel in
17 excess of 150 feet from the frontage facing the improvement shall
18 not be considered in computing the area of such lot or parcel.

19 ASSESSMENT UNIT NO. 7 (Sidewalks)

20 Such estimates shall be computed on a front foot basis,
21 i.e., on the basis that each lot or parcel of property to be
22 assessed in the assessment unit shall be assessed a portion of
23 the aggregate dollar amount being levied against the entire
24 assessment unit in the proportion that the frontage of said
25 lot or parcel which abuts the improvement bears to the frontage
26 of all assessable property abutting the improvement in the
27 assessment unit.

28 In each assessment unit, an equitable adjustment
29 will be made for any assessment levied against any irregular lot
30 or parcel, so that the assessments according to benefits are
31 equal and uniform. The portion of the costs to be assessed
32 against, and the maximum benefits estimated to be conferred

1 upon, each lot or parcel of property shall be as stated in the
2 aforesaid assessment plat. Regardless of the basis used for
3 apportioning the assessments, in the case of a wedge, "V" or
4 other irregularly shaped lot or parcel, the amount apportioned
5 thereto shall be in proportion to the special benefits to be
6 derived thereby.

7 SECTION 3. The area comprising said streets to be
8 improved and said property to be assessed (i.e., all of said
9 assessment units), shall be designated "Las Vegas, Nevada, Special
10 Improvement District No. 457."

11 SECTION 4. On Wednesday, the 19th day of December,
12 1984, at the hour of 2:00 o'clock P.M., at the Council Chambers
13 in the Las Vegas City Hall Complex, 400 East Stewart Avenue,
14 Las Vegas, Nevada, or at any time prior to said date and time
15 at the Office of said City Clerk at said City Hall, the owners
16 of the property to be assessed, or any other person interested
17 in any thereof, may file written protests or objections and may
18 appear before said City Council at said time and place and be
19 heard as to the propriety and advisability of making such improve-
20 ments, as to the cost thereof, as to the manner of payment there-
21 for and as to the amount thereof to be assessed against the
22 property to be so improved. Twenty (20) days' notice in writing
23 of such time and place shall be given to such property owners,
24 which shall be served by said City Clerk by mailing a copy of
25 such notice, postage prepaid, as first-class mail, to the last
26 known address of each last known owner of property within each
27 assessment unit whose property will be assessed for the costs of
28 such improvements, such names and addresses of such property
29 owners being those appearing on the local property assessment
30 rolls for general (ad valorem) taxes on file in the Office of the
31 County Assessor of Clark County, Nevada, wherein said property
32 is located. Notice shall also be given by the City Engineer of

1 said City by posting a copy of such notice in three public places
2 at or near the site of the proposed work within each assessment
3 unit at least twenty (20) days prior to said hearing. Proof of
4 such mailing and posting shall be made by the affidavit of said
5 City Clerk or of said City Engineer, as the case may be, such
6 proof to be filed with said City Clerk; provided, however, that
7 the fact that the person to whom any such notice is addressed
8 does not receive the same shall not invalidate or affect the
9 legality of the notice given thereby and shall not invalidate or
10 affect the legality of any assessment nor any other of the
11 proceedings hereunder. Notice of the time and place of such
12 hearing shall also be given by publishing a copy of such notice
13 in the Las Vegas Sun, a newspaper published and of general
14 circulation within said City, once each week for three consecutive
15 weeks, by three weekly insertions, the first such publication to
16 be at least fifteen (15) days prior to the date of the protest
17 hearing. Not less than fourteen (14) days shall intervene between
18 the first publication and the last publication. Such service
19 by publication shall be verified by the affidavit of the pub-
20 lisher of said newspaper and filed with said City Clerk. Said
21 notice shall be in substantially the following form:

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1 NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND ALLEYS
2 AND PARTS THEREOF, AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED
3 LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 457.

3

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 457 and to all other interested persons that:

7 The City Council of the City of Las Vegas, Nevada,
8 has provisionally ordered that certain improvements be installed
9 along certain streets within those certain areas of said City
10 hereinafter more specifically described as follows:

11 ASSESSMENT UNIT NO. 1 (Street Improvements)

12 The improvement shall consist of the installation of
13 street paving along those certain streets and portions thereof,
14 within said City, as more particularly described as follows:

15 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
16 from Charleston Boulevard northerly to Evergreen Avenue.

17 MOHAWK STREET -

18 (60 feet wide): Along both sides thereof from the
19 north curb line of Charleston Boulevard northerly to Cory
20 Place; and

21 (51 feet wide): Along both sides thereof from Cory
22 Place northerly to a point 500 feet, more or less, north of
23 the north curb line of Cory Place.

24 ALPINE PLACE (60 feet wide): Along both sides thereof from
25 Upland Boulevard easterly to Mohawk Street.

26 CORY PLACE (60 feet wide): Along both sides thereof from
27 Upland Boulevard easterly to Mohawk Street.

28 ANTONIO DRIVE (51 feet wide): Along the west side thereof
29 from Cory Place northerly to a point 500 feet, more or less,
30 north of the north curb line of Cory Place.

31 BARTONA STREET (51 feet wide): Along the east side thereof
32 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

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1 ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

2 The improvement shall consist of the installation of
3 standard "L" type curbs and gutters along those certain streets
4 and portions thereof, within said City, as more particularly
5 described as follows:

6 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
7 from Charleston Boulevard northerly to Evergreen Avenue.

8 MOHAWK STREET -

9 (60 feet wide): Along both sides thereof from the
10 north curb line of Charleston Boulevard northerly to Cory
11 Place; and

12 (51 feet wide): Along both sides thereof from Cory
13 Place northerly to a point 500 feet, more or less, north of
14 the north curb line of Cory Place.

15 ALPINE PLACE (60 feet wide): Along both sides thereof from
16 Upland Boulevard easterly to Mohawk Street.

17 CORY PLACE (60 feet wide): Along both sides thereof from
18 Upland Boulevard easterly to Mohawk Street.

19 ANTONIO DRIVE (51 feet wide): Along the west side thereof
20 from Cory Place northerly to a point 500 feet, more or less,
21 north of the north curb line of Cory Place.

22 BARTONA STREET (51 feet wide): Along the east side thereof
23 from a point 300 feet, more or less, north the north curb
24 line of Cory Place northerly to a point 500 feet, more or less,
25 north of the north curb line of Cory Place.

26 ASSESSMENT UNIT NO. 3 (Sanitary Sewers)

27 The improvement shall consist of the installation of
28 sanitary sewer collection lines and appurtenances along those
29 certain streets and portions thereof, within said City, as more
30 particularly described as follows:

31 UPLAND BOULEVARD: Along the east side thereof from Cory
32 Place northerly to a point 450 feet, more or less, north of
the north curb line of Cory Place.

MOHAWK STREET: Along the west side thereof from Alpine
Place southerly to a point 200 feet, more or less, south
of the south curb line of Alpine Place and along the west side
thereof from Cory Place northerly to a point 500 feet, more
or less, north of the north curb line of Cory Place.

ALPINE PLACE: Along the north side thereof beginning at
the manhole located 430 feet, more or less, west of the inter-
section of the centerlines of Mohawk Street and Alpine Place
westerly to a point 1,130 feet, more or less, west of the
intersection of said centerlines.

1 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

2 The improvement shall consist of the installation of
3 sanitary sewer laterals extending from the sanitary sewer
4 collecting lines to the front property lines of the properties
5 along those certain streets and portions thereof, within said
6 City, as more particularly described as follows:

7 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
8 from Charleston Boulevard northerly to Evergreen Avenue.

9 MOHAWK STREET -

10 (60 feet wide): Along both sides thereof from the
11 north curb line of Charleston Boulevard northerly to Cory
12 Place; and

13 (51 feet wide) Along both sides thereof from Cory
14 Place northerly to a point 500 feet, more or less, north of
15 the north curb line of Cory Place.

16 ALPINE PLACE (60 feet wide): Along both sides thereof from
17 Upland Boulevard easterly to Mohawk Street.

18 CORY PLACE (60 feet wide): Along both sides thereof from
19 Upland Boulevard easterly to Mohawk Street.

20 ANTONIO DRIVE (51 feet wide): Along the west side thereof
21 from Cory Place northerly to a point 500 feet, more or less,
22 north of the north curb line of Cory Place.

23 BARTONA STREET (51 feet wide): Along the east side thereof
24 from a point 300 feet, more or less, north the north curb
25 line of Cory Place northerly to a point 500 feet, more or less,
26 north of the north curb line of Cory Place.

27 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

28 The improvement shall include the installation of
29 standard residential or commercial driveway approaches, as
30 requested by the owners of the individual lots or parcels of
31 property, along those certain streets and portions thereof,
32 within said City, as more particularly described as follows:

UPLAND BOULEVARD (80 feet wide): Along both sides thereof
from Charleston Boulevard northerly to Evergreen Avenue.

MOHAWK STREET -

(60 feet wide): Along both sides thereof from the
north curb line of Charleston Boulevard northerly to Cory
Place; and

. . .

1 (51 feet wide) Along both sides thereof from Cory
2 Place northerly to a point 500 feet, more or less, north of
the north curb line of Cory Place.

3 ALPINE PLACE (60 feet wide): Along both sides thereof from
4 Upland Boulevard easterly to Mohawk Street.

5 CORY PLACE (60 feet wide): Along both sides thereof from
Upland Boulevard easterly to Mohawk Street.

6 ANTONIO DRIVE (51 feet wide): Along the west side thereof
7 from Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

8 BARTONA STREET (51 feet wide): Along the east side thereof
9 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
10 north of the north curb line of Cory Place.

11 ASSESSMENT UNIT NO. 6 (Street Lighting)

12 The improvement shall consist of the installation of
13 street lights and appurtenances along those certain streets and
14 portions thereof, within said City, as more particularly described
15 as follows:

16 UPLAND BOULEVARD (80 feet wide): Along both sides thereof
17 from Charleston Boulevard northerly to Evergreen Avenue.

18 MOHAWK STREET -

19 (60 feet wide): Along both sides thereof from the
north curb line of Charleston Boulevard northerly to Cory
Place; and

20 (51 feet wide) Along both sides thereof from Cory
21 Place northerly to a point 500 feet, more or less, north of
the north curb line of Cory Place.

22 ALPINE PLACE (60 feet wide): Along both sides thereof from
23 Upland Boulevard easterly to Mohawk Street.

24 CORY PLACE (60 feet wide): Along both sides thereof from
25 Upland Boulevard easterly to Mohawk Street.

26 ANTONIO DRIVE (51 feet wide): Along the west side thereof
27 from Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

28 BARTONA STREET (51 feet wide): Along the east side thereof
29 from a point 300 feet, more or less, north the north curb
line of Cory Place northerly to a point 500 feet, more or less,
north of the north curb line of Cory Place.

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1 City's power of eminent domain or otherwise, of all necessary
2 rights of way as required to construct said improvements and
3 together with the installation, removal and relocation of any and
4 all utilities and any and all appurtenances which are deemed
5 necessary to complete same, as more particularly shown by the
6 plats, diagrams and plans of the work and of the locality to
7 be improved to be filed with said City Clerk.

8 ASSESSMENT UNIT NO. 2

9 The curbs and gutters shall be standard Portland Cement
10 "L" type; together with the installation, removal and relocation
11 of any and all utilities and any and all appurtenances which are
12 deemed necessary to complete same, as more particularly shown on
13 by the plats, diagrams and plans of the work and of the locality
14 to be improved to be filed with said City Clerk.

15 ASSESSMENT UNIT NO. 3

16 The sanitary sewer collection lines shall consist of
17 8 inch vitrified clay or polyvinyl chloride sewer pipe, and
18 necessary manholes; together with the installation, removal and
19 relocation of any and all utilities and any and all appurtenances
20 which are deemed necessary to complete same, as more particularly
21 shown by the plats, diagrams and plans of the work and of the
22 locality to be improved to be filed with said City Clerk.

23 ASSESSMENT UNIT NO. 4

24 The sanitary sewer laterals shall consist of 4 inch to
25 6 inch, as requested by the owners of the respective lots or
26 parcels of property, polyvinyl chloride sewer laterals from the
27 8 inch sewer collection lines to the front property lines;
28 together with the installation, removal and relocation of any
29 and all utilities and any and all appurtenances which are deemed
30 necessary to complete same, as more particularly shown by the
31 plats, diagrams and plans of the work and of the locality to be
32 improved to be filed with said City Clerk.

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1 said City to be essential to the construction of said improve-
2 ments.

3 It is estimated that the estimated total cost of said
4 improvements, to wit, \$794,125.00, shall be apportioned as
5 follows:

6	Assessment Unit No.	Total Cost	Estimated Amount of Special Assessments
7			
8	I	\$435,901	\$435,901
9	II	51,073	51,073
10	III	68,767	68,767
11	IV	38,001	38,001
12	V	21,120	21,120
13	VI	65,964	65,964
14	VII	113,299	113,299
15	Other Street Work	-0-	-0-
16	TOTAL	\$794,125	\$794,125

17 The amounts to be assessed shall be made upon all lots
18 and parcels of property benefitted proportionately to the benefits
19 received and shall be assessed against the property abutting said
20 improvements on the following bases:

21 ASSESSMENT UNIT NO. 1 (Street Improvements)

22 Such estimates shall be computed on a front foot
23 basis, i.e., on the basis that each lot or parcel of property
24 to be assessed in the assessment unit shall be assessed a
25 portion of the aggregate dollar amount being levied against the
26 entire assessment unit in the proportion that the frontage of
27 said lot or parcel which abuts the improvement bears to the
28 frontage of all assessable property abutting the improvement
29 in the assessment unit. The cost of acquiring the necessary
30 rights of way which are required to construct the improvement
31 and the cost of paving street intersections shall be included
32 in the total costs being levied against the assessment unit
and shall be assessed against each lot or parcel of property
within the assessment unit on the aforesaid front foot basis.

ASSESSMENT UNIT NO. 2 (Curbs and Gutters)

Such estimates shall be computed on a front foot

1 basis, i.e., on the basis that each lot or parcel of property
2 to be assessed in the assessment unit shall be assessed a
3 portion of the aggregate dollar amount being levied against the
4 entire assessment unit in the proportion that the frontage of
5 said lot or parcel which abuts the improvement bears to the
6 frontage of all assessable property abutting the improvement
7 in the assessment unit.

8 ASSESSMENT UNIT NO. 3 (Sanitary Sewers)

9 Such estimates shall be computed on an area basis,
10 i.e., on the basis that each lot or parcel of property to be
11 assessed in the assessment unit shall be assessed a portion of
12 the aggregate dollar amount being levied against the entire
13 assessment unit in the proportion that the area of said lot or
14 parcel which abuts the improvement bears to the area of all
15 assessable property abutting the improvement in the assessment
16 unit. In determining the boundaries of the assessment unit,
17 said City Engineer shall include those lots or parcels of property
18 which may be served by said sanitary sewer collection lines and
19 which shall consequently be benefitted by said improvement.

20 ASSESSMENT UNIT NO. 4 (Sanitary Sewer Laterals)

21 Such estimates shall be computed on the basis that
22 each lot or parcel of property to be assessed in the assessment
23 unit shall be assessed a portion of the aggregate dollar amount
24 being levied against the entire assessment unit in the proportion
25 that the number, length and size of the sewer laterals installed
26 to serve said lot or parcel bears to the total number and aggregate
27 length and size of all of the sewer laterals installed to
28 serve all assessable property in the assessment unit.

29 ASSESSMENT UNIT NO. 5 (Driveway Approaches)

30 Such estimates shall be computed on the basis that each
31 lot or parcel of property to be assessed in the assessment unit
32 shall be assessed a portion of the aggregate dollar amount being

1 levied against the entire assessment unit in the proportion
2 that the number, length and width of the driveway approaches
3 installed to serve said lot or parcel bears to the total number
4 and aggregate length and width of all of the driveway approaches
5 installed to serve all assessable property in the assessment unit.

6 ASSESSMENT UNIT NO. 6 (Street Lighting)

7 Such estimates shall be computed on an area basis,
8 i.e., on the basis that each lot or parcel of property to be
9 assessed in the assessment unit shall be assessed a portion of
10 the aggregate dollar amount being levied against the entire
11 assessment unit in the proportion that the area of said lot or
12 parcel which abuts the improvement bears to the area of all
13 assessable property abutting the improvement in the assessment
14 unit; provided, however, that the depth of a lot or parcel in
15 excess of 150 feet from the frontage facing the improvement shall
16 not be considered in computing the area of such lot or parcel.

17 ASSESSMENT UNIT NO. 7 (Sidewalks)

18 Such estimates shall be computed on a front foot basis,
19 i.e., on the basis that each lot or parcel of property to be
20 assessed in the assessment unit shall be assessed a portion of
21 the aggregate dollar amount being levied against the entire
22 assessment unit in the proportion that the frontage of said
23 lot or parcel which abuts the improvement bears to the frontage
24 of all assessable property abutting the improvement in the
25 assessment unit.

26 In each assessment unit, an equitable adjustment will
27 be made for any assessment levied against any irregular lot or
28 parcel, so that the assessments according to benefits are equal
29 and uniform. The portion of the costs to be assessed against,
30 and the maximum amount of benefits estimated to be conferred
31 upon, each lot or parcel of property shall be as stated in the
32 aforesaid assessment plat.

1 Regardless of the basis used for apportioning the
2 assessments, in the case of a wedge, "V" or other irregularly
3 shaped lot or parcel, the amount apportioned thereto shall be
4 in proportion to the special benefits derived thereby.

5 The areas to be assessed within the respective assess-
6 ment units which said City Council proposes to so have improved
7 are as follows:

8 ASSESSMENT UNIT NO. 1

9 Each lot or parcel of property lying and being situate
10 in the City of Las Vegas, County of Clark, State of Nevada, and
11 being a portion of the South Half (S 1/2) of Section 36, Township
12 20 South, Range 60 East, M.D.M. which abuts the streets, or
13 portions thereof, described as follows:

14 UPLAND BOULEVARD: Along the east side thereof from a
15 point 150 feet, more or less, north of the north right of way
16 line of Charleston Boulevard (100 feet wide) northerly to the
17 centerline of Alpine Place (60 feet wide) and along both sides
18 thereof from the centerline of Alpine Place northerly to the
19 south right of way of Evergreen Avenue (60 feet wide).

20 MOHAWK STREET: Along both sides thereof from the north
21 right of way line of Charleston Boulevard (100 feet wide) northerly
22 to a point 500 feet, more or less, north of the north right of
23 way line of Cory Place (60 feet wide) and along the west side
24 thereof from a point 500 feet, more or less, north of the north
25 right of way line of Cory Place northerly along the northerly
26 prolongation of Mohawk Street to the south right of way line
27 of Evergreen Avenue (60 feet wide).

28 ALPINE PLACE: Along the north side thereof from a
29 point 190 feet, more or less, west of the centerline of Upland
30 Boulevard (80 feet wide) easterly to the centerline of Upland
31 Boulevard and along both sides thereof from the centerline of
32 Upland Boulevard easterly to a point 180 feet, more or less,

1 east of the centerline of Mohawk Street (60 feet wide).

2 CORY PLACE: Along both sides thereof from a point
3 190 feet, more or less, west of the centerline of Upland Boulevard
4 (80 feet wide) easterly to a point 175 feet, more or less, east
5 of the centerline of Mohawk Street (60 feet wide).

6 ANTONIO DRIVE: Along the west side thereof from the
7 north right of way line of Cory Place (60 feet wide) northerly
8 along the northerly prolongation of Antonio Drive to the south
9 right of way line of Evergreen Avenue (60 feet wide).

10 BARTONA STREET: Along the east side thereof from a
11 point 300 feet, more or less, north of the north right of way
12 line of Cory Place (60 feet wide) northerly along the northerly
13 prolongation of Bartona Street to the south right of way line
14 of Evergreen Avenue (60 feet wide).

15 ASSESSMENT UNIT NO. 2

16 Each lot or parcel of property lying and being situate
17 in the City of Las Vegas, County of Clark, State of Nevada, and
18 being a portion of the South Half (S 1/2) of Section 36, Township
19 20 South, Range 60 East, M.D.M. which abuts the streets, or
20 portions thereof, described as follows:

21 UPLAND BOULEVARD: Along the east side thereof from a
22 point 150 feet, more or less, north of the north right of way
23 line of Charleston Boulevard (100 feet wide) northerly to the
24 south right of way line of Evergreen Avenue (60 feet wide) and
25 along the west side thereof from the north right of way line of
26 Alpine Place (60 feet wide) northerly to the south right of way
27 line of Trent Place (60 feet wide).

28 MOHAWK STREET: Along both sides thereof from the north
29 right of way line of Charleston Boulevard (100 feet wide) northerly
30 to a point 500 feet, more or less, north of the north right of
31 way line of Cory Place (60 feet wide) and along the west side
32 thereof from a point 500 feet, more or less, north of the north

1 right of way line of Cory Place northerly along the northerly
2 prolongation of Mohawk Street to the south right of way line
3 of Evergreen Avenue (60 feet wide).

4 ALPINE PLACE: Along the north side thereof from a
5 point 190 feet, more or less, west of the centerline of Upland
6 Boulevard (80 feet wide) easterly to the centerline of Upland
7 Boulevard and along both sides thereof from the centerline of
8 Upland Boulevard easterly to a point 180 feet, more or less,
9 east of the centerline of Mohawk Street (60 feet wide).

10 CORY PLACE: Along the north side thereof from a point
11 190 feet, more or less, west of the centerline of Upland
12 Boulevard (80 feet wide) easterly to a point 125 feet, more or
13 less, east of the centerline of Mohawk Street (51 feet wide) and
14 along the south side thereof from a point 125 feet, more or less,
15 west of the centerline of Upland Boulevard easterly to a point
16 140 feet, more or less, east of the centerline of Upland Boulevard
17 and from a point 335 feet, more or less, east of the centerline
18 of Upland Boulevard easterly to a point 180 feet, more or less,
19 east of the centerline of Mohawk Street (60 feet wide).

20 ANTONIO DRIVE: Along the west side thereof from the
21 north right of way line of Cory Place (60 feet wide) northerly
22 along the northerly prolongation of Antonio Drive to the south
23 right of way line of Evergreen Avenue (60 feet wide).

24 BARTONA STREET: Along the east side thereof from a
25 point 300 feet, more or less, north of the north right of way
26 line of Cory Place (60 feet wide) northerly along the northerly
27 prolongation of Bartona Street to the south right of way line
28 of Evergreen Avenue (60 feet wide).

29 ASSESSMENT UNIT NO. 3

30 Each lot or parcel of property lying and being situate
31 in the City of Las Vegas, County of Clark, State of Nevada, and
32 being a portion of the South Half (S 1/2) of Section 36, Township

1 20 South, Range 60 East, M.D.M. which abuts the streets, or
2 portions thereof, described as follows:

3 UPLAND BOULEVARD: Along the east side thereof from a
4 point 150 feet, more or less, north of the north right of way
5 line of Cory Place (60 feet wide) northerly to a point 450 feet,
6 more or less, north of the north right of way line of Cory Place
7 and along the west side thereof from a point 150 feet, more or
8 less, north of the north right of way line of Cory Place
9 northerly to the south right of way line of Trent Place (60 feet
10 wide).

11 MOHAWK STREET: Along the east side thereof from the
12 north right of way line of Charleston Boulevard (100 feet wide)
13 northerly to a point 200 feet, more or less, north of the north
14 right of way line of Charleston Boulevard and from a point 100
15 feet, more or less, north of the north right of way line of Cory
16 Place (60 feet wide) northerly to a point 300 feet, more or less,
17 north of the north right of way line of Cory Place.

18 ALPINE PLACE: Along the north side thereof from a point
19 125 feet, more or less, east of the east right of way line of
20 Upland Boulevard (80 feet wide) easterly to a point 800 feet,
21 more or less, east of the east right of way line of Upland
22 Boulevard and along the south side thereof from a point 415
23 feet, more or less, east of the east right of way line of Upland
24 Boulevard easterly to a point 780 feet, more or less, east of
25 the east right of way line of Upland Boulevard.

26 ASSESSMENT UNIT NO. 4

27 Each lot or parcel of property lying and being situate
28 in the City of Las Vegas, County of Clark, State of Nevada, and
29 being a portion of the South Half (S 1/2) of Section 36, Township
30 20 South, Range 60 East, M.D.M. which abuts the streets, or
31 portions thereof, described as follows:

32 UPLAND BOULEVARD: Along the east side thereof from a

1 point 150 feet, more or less, north of the north right of way
2 line of Cory Place (60 feet wide) northerly to a point 450 feet,
3 more or less, north of the north right of way line of Cory Place
4 and along the west side thereof from a point 150 feet, more or
5 less, north of the north right of way line of Cory Place
6 northerly to the south right of way line of Trent Place (60 feet
7 wide).

8 MOHAWK STREET: Along the east side thereof from the
9 north right of way line of Charleston Boulevard (100 feet wide)
10 northerly to a point 200 feet, more or less, north of the north
11 right of way line of Charleston Boulevard and from a point 100
12 feet, more or less, north of the north right of way line of Cory
13 Place (60 feet wide) northerly to a point 300 feet, more or less,
14 north of the north right of way line of Cory Place.

15 ALPINE PLACE: Along the north side thereof from a point
16 125 feet, more or less, east of the east right of way line of
17 Upland Boulevard (80 feet wide) easterly to a point 800 feet,
18 more or less, east of the east right of way line of Upland
19 Boulevard and along the south side thereof from a point 415
20 feet, more or less, east of the east right of way line of Upland
21 Boulevard easterly to the west right of way line of Mohawk Street
22 (60 feet wide).

23 CORY PLACE: Along the north side thereof from the east
24 right of way line of Antonio Drive (51 feet wide) easterly to
25 the west right of way line of Bartona Street (51 feet wide) and
26 along the south side thereof from the east right of way line of
27 Upland Boulevard (80 feet wide) easterly to a point 100 feet,
28 more or less, east of the east right of way line of Upland
29 Boulevard, from a point 380 feet, more or less, east of the
30 east right of way line of Upland Boulevard easterly to a point
31 800 feet, more or less, east of the east right of way line of
32 Upland Boulevard, from a point 960 feet, more or less, east of

1 the east right of way line of Upland Boulevard easterly to a
2 point 1040 feet, more or less, east of the east right of way
3 line of Upland Boulevard and from a point 1110 feet, more or
4 less, east of the east right of way line of Upland Boulevard
5 easterly to the west right of way line of Mohawk Street (60 feet
6 wide).

7 ASSESSMENT UNIT NO. 5

8 Each lot or parcel of property lying and being situate
9 in the City of Las Vegas, County of Clark, State of Nevada, and
10 being a portion of the South Half (S 1/2) of Section 36, Township
11 20 South, Range 60 East, M.D.M. which abuts the streets, or
12 portions thereof, described as follows:

13 UPLAND BOULEVARD: Along the east side thereof from
14 the north right of way line of Cory Place (60 feet wide) northerly
15 to a point 300 feet, more or less, north of the north right of
16 way line of Cory Place and from a point 440 feet, more or less,
17 north of the north right of way line of Cory Place northerly to
18 the south right of way line of Evergreen Avenue (60 feet wide)
19 and along the west side thereof from the north right of way line
20 of Cory Place northerly to the south right of way line of
21 Evergreen Avenue.

22 MOHAWK STREET: Along the east side thereof from the
23 north right of way line of Charleston Boulevard (100 feet wide)
24 northerly to a point 200 feet, more or less, north of the north
25 right of way line of Charleston Boulevard and from a point 100
26 feet, more or less, north of the north right of way line of Cory
27 Place (60 feet wide) northerly to a point 300 feet, more or less,
28 north of the north right of way line of Cory Place and along the
29 west side thereof from the north right of way line of Alpine
30 Place (60 feet wide) northerly to a point 300 feet, more or less,
31 north of the north right of way line of Cory Place (60 feet wide).

32 ALPINE PLACE: Along the north side thereof from a

1 point 800 feet, more or less, east of the east right of way line
2 of Upland Boulevard (80 feet wide) easterly to the west right
3 of way line of Mohawk Street (60 feet wide).

4 CORY PLACE: Along the north side thereof from the
5 east right of way line of Antonio Drive (51 feet wide) easterly
6 to the west right of way line of Bartona Street (51 feet wide)
7 and along the south side thereof from a point 300 feet, more or
8 less, east of the east right of way line of Upland Boulevard
9 (80 feet wide) easterly to a point 380 feet, more or less, east
10 of the east right of way line of Upland Boulevard, from a point
11 545 feet, more or less, east of the east right of way line of
12 Upland Boulevard easterly to a point 630 feet, more or less,
13 east of the east right of way line of Upland Boulevard, from a
14 point 790 feet, more or less, east of the east right of way line
15 of Upland Boulevard easterly to a point 960 feet, more or less,
16 east of the east right of way line of Upland Boulevard and from
17 a point 1040 feet, more or less, east of the east right of way
18 line of Upland Boulevard easterly to the west curb line of Mohawk
19 Street (60 feet wide).

20 ASSESSMENT UNIT NO. 6

21 Each lot or parcel of property lying and being situate
22 in the City of Las Vegas, County of Clark, State of Nevada, and
23 being a portion of the South Half (S 1/2) of Section 36, Township
24 20 South, Range 60 East, M.D.M. which abuts the streets, or
25 portions thereof, described as follows:

26 UPLAND BOULEVARD: Along the east side thereof from a
27 point 150 feet, more or less, north of the north right of way
28 line of Charleston Boulevard (100 feet wide) northerly to the
29 centerline of Alpine Place (60 feet wide) and along both sides
30 thereof from the centerline of Alpine Place northerly to the
31 south right of way of Evergreen Avenue (60 feet wide).

32 MOHAWK STREET: Along both sides thereof from the north

1 right of way line of Charleston Boulevard (100 feet wide) northerly
2 to a point 500 feet, more or less, north of the north right of
3 way line of Cory Place (60 feet wide) and along the west side
4 thereof from a point 500 feet, more or less, north of the north
5 right of way line of Cory Place northerly along the northerly
6 prolongation of Mohawk Street to the south right of way line
7 of Evergreen Avenue (60 feet wide).

8 ALPINE PLACE: Along the north side thereof from a
9 point 190 feet, more or less, west of the centerline of Upland
10 Boulevard (80 feet wide) easterly to the centerline of Upland
11 Boulevard and along both sides thereof from the centerline of
12 Upland Boulevard easterly to a point 180 feet, more or less,
13 east of the centerline of Mohawk Street (60 feet wide).

14 CORY PLACE: Along both sides thereof from a point
15 190 feet, more or less, west of the centerline of Upland Boulevard
16 (80 feet wide) easterly to a point 175 feet, more or less, east
17 of the centerline of Mohawk Street (60 feet wide).

18 ANTONIO DRIVE: Along the west side thereof from the
19 north right of way line of Cory Place (60 feet wide) northerly
20 along the northerly prolongation of Antonio Drive to the south
21 right of way line of Evergreen Avenue (60 feet wide).

22 BARTONA STREET: Along the east side thereof from a
23 point 300 feet, more or less, north of the north right of way
24 line of Cory Place (60 feet wide) northerly along the northerly
25 prolongation of Bartona Street to the south right of way line
26 of Evergreen Avenue (60 feet wide).

27 ASSESSMENT UNIT NO. 7

28 Each lot or parcel of property lying and being situate
29 in the City of Las Vegas, County of Clark, State of Nevada, and
30 being a portion of the South Half (S 1/2) of Section 36, Township
31 20 South, Range 60 East, M.D.M. which abuts the streets, or
32 portions thereof, described as follows:

1 UPLAND BOULEVARD: Along the east side thereof from a
2 point 150 feet, more or less, north of the north right of way
3 line of Charleston Boulevard (100 feet wide) northerly to the
4 centerline of Alpine Place (60 feet wide) and along both sides
5 thereof from the centerline of Alpine Place northerly to the
6 south right of way of Evergreen Avenue (60 feet wide).

7 MOHAWK STREET: Along both sides thereof from the north
8 right of way line of Charleston Boulevard (100 feet wide) northerly
9 to a point 500 feet, more or less, north of the north right of
10 way line of Cory Place (60 feet wide) and along the west side
11 thereof from a point 500 feet, more or less, north of the north
12 right of way line of Cory Place northerly along the northerly
13 prolongation of Mohawk Street to the south right of way line
14 of Evergreen Avenue (60 feet wide).

15 ALPINE PLACE: Along the north side thereof from a
16 point 190 feet, more or less, west of the centerline of Upland
17 Boulevard (80 feet wide) easterly to the centerline of Upland
18 Boulevard and along both sides thereof from the centerline of
19 Upland Boulevard easterly to a point 180 feet, more or less,
20 east of the centerline of Mohawk Street (60 feet wide).

21 CORY PLACE: Along both sides thereof from a point
22 190 feet, more or less, west of the centerline of Upland Boulevard
23 (80 feet wide) easterly to a point 175 feet, more or less, east
24 of the centerline of Mohawk Street (60 feet wide).

25 ANTONIO DRIVE: Along the west side thereof from the
26 north right of way line of Cory Place (60 feet wide) northerly
27 along the northerly prolongation of Antonio Drive to the south
28 right of way line of Evergreen Avenue (60 feet wide).

29 BARTONA STREET: Along the east side thereof from a
30 point 300 feet, more or less, north of the north right of way
31 line of Cory Place (60 feet wide) northerly along the northerly
32 prolongation of Bartona Street to the south right of way line

1 of Evergreen Avenue (60 feet wide).

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

4 All persons interested are hereby advised that the plans,
5 plats, typical sections, preliminary estimates of the total cost,
6 the description of the property to be assessed, the portion of the
7 cost to be assessed thereagainst and the maximum amount of
8 benefits estimated to be conferred on each lot or parcel of
9 property with respect to the respective assessment units are on
10 file in the Office of said City Clerk and may be inspected by
11 any property owner or other interested person during regular
12 office hours.

13 On Wednesday, the 19th day of December, 1984, at 2:00
14 o'clock P.M., at the Council Chambers in the Las Vegas City
15 Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at
16 any time prior to said date and time, at the Office of said
17 City Clerk at said City Hall, the owners of the property to be
18 assessed, or any other person interested in any thereof, may
19 file written protests or objections and may appear before said
20 City council at said time and place and be heard as to the
21 propriety and advisability of making such improvements, as to
22 the costs thereof, as to the manner of the payment therefor and
23 as to the amount thereof to be assessed against the property to
24 be so improved.

25 Said City Council requests that any property owner
26 or other interested person who wishes to make any protest or
27 objection make such protest or objection in writing at the Office
28 of said City Clerk at least three days before the time set for
29 such hearing. Any person who files a written protest or objection
30 at the time of or prior to such hearing as aforesaid shall have
31 the right within thirty (30) days after said City Council has
32 finally passed upon such protest or objection to commence an

1 action or suit in any court of competent jurisdiction to correct
2 or set aside such determination, but thereafter all actions or
3 suits attacking the validity of the proceedings and the amount
4 of benefits shall be perpetually barred. If the owners of
5 more than one-half of the frontage to be assessed for the improve-
6 ments to be installed in Assessment Unit No. 1, Assessment Unit
7 No. 2 or Assessment Unit No. 7 or of the area to be assessed
8 for the improvements to be installed in Assessment Unit No. 3 or
9 Assessment Unit No. 6 shall file within objections thereto, the
10 particular improvements for that particular assessment unit
11 shall not be installed. The sanitary sewer laterals to be
12 installed in Assessment Unit No. 4 and the driveway approaches
13 to be installed in Assessment Unit No. 5 will be installed to
14 serve each particular lot or parcel at the location and in the
15 number, size and type as specified by the owner thereof, and
16 no sewer lateral or driveway approach will be installed to serve
17 any lot or parcel without the approval of the owner thereof.

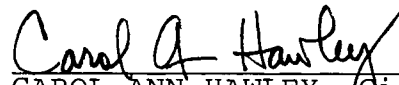
18 After such hearing, said City Council shall make a
19 determination as to the advisability of so improving said streets
20 and parts thereof, shall determine the kind and character of
21 such improvements so to be made and shall enter into a contract
22 with the responsible bidder which submits the lowest bid for
23 the doing of such work and the furnishing of all necessary
24 materials, in response to a duly advertised invitation for con-
25 struction bids.

26 After the making of such contract, said City Council
27 shall determine what portion of the cost of such work, including
28 incidentals, shall be paid by the property specially benefitted,
29 and the assessments shall be levied in accordance with the laws
30 of the State of Nevada. In no event shall the assessments
31 exceed the estimated benefits to the property assessed. Said
32 City Council shall provide that the assessments may be payable

1 without interest or demand, at the election of the owner, or in
2 ten substantially equal annual installments of principal. Said
3 City Council shall also provide the time and terms of payment
4 of such assessments and the rate of interest per annum upon
5 deferred payments thereof, which rate shall not exceed more
6 than 1% the 'Bond Buyer's' Index of 20 Municipal Bonds which was
7 most recently published before the date on which the ordinance
8 levying the assessments is adopted, and shall fix penalties to be
9 collected upon delinquent payments.

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

12 Dated this 21st day of November, 1984.

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14 
15 CAROL ANN HAWLEY, City Clerk
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SECTION 5. That said City Clerk and said City Engineer are hereby authorized to advertise for bids on the contemplated work by advertising at least once a week for three (3) consecutive weeks by three (3) weekly insertions in said Las Vegas Sun; within said City provided that not less than fourteen (14) days shall intervene between the first publication and the last publication; provided that the last publication shall be at least five (5) days prior to the receipt of bids; and provided that no contract shall be made or awarded until after the afore-said hearing.

INTRODUCED, PASSED, AND ADOPTED this 21st day of November,
1984.

William H. Briare
WILLIAM H. BRIARE, MAYOR

ATTEST:

Carol A. Hawley
Carol Ann Hawley, City Clerk