

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. 452 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 sidewalks 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 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. 3,

Providing for the installation of a street lighting system and all other facilities incidental thereto along those certain streets and portions thereof within the area hereinafter



1 identified in the notice provided for in Section 4 of this
2 Resolution as ASSESSMENT UNIT NO. 4,

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

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

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

15 WHEREAS, the City Engineer, on the 16th day of January,
16 1985, filed at the office of said City Clerk, in connection with
17 said improvements and with said City's proposed Las Vegas, Nevada,
18 Special Improvement District No. 452, the following:

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

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

31 C. Assessment plats showing the areas to be assessed
32 and the amount of maximum benefits estimated to be assessed

1 against each lot or parcel of property within each assessment
2 unit of said Special Improvement District, such estimates as
3 heretofore designated by said City Council being computed, for
4 the respective assessment units, on the bases set forth in Section
5 2 of this Resolution; and

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

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

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

18 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
19 THE CITY OF LAS VEGAS, NEVADA, at a regular meeting thereof held
20 on the 16th day of January, 1985, that said City Council shall,
21 and hereby does, accept said plans, assessment plats, typical
22 sections of contemplated improvements, preliminary estimates of
23 costs and estimates of maximum benefits to be assessed against
24 each lot or parcel of property in the respective assessment units
25 of said Special Improvement District.

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

28 SECTION 1. Those improvements, at an estimated cost
29 shall be installed of \$3,485,663.28, including (of which an
30 estimated \$226,823.94 shall be assessed against the lots and
31 parcels of property benefitted by said improvements), engineering,
32 legal and incidental expenses, all as more particularly herein-

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

5 SECTION 2. Said estimated cost to be assessed against
6 the lots or parcels of property benefitted by said improvements
7 shall be apportioned among the respective assessment units of
8 the proposed Special Improvement District as follows:

<u>Assessment Unit No.</u>	<u>Total Cost</u>	<u>Estimated Amount of Special Assessment</u>
I		\$ 66,826.10
II		29,475.37
III		39,185.45
IV		80,021.70
V		3,455.14
VI		497.92
VII		<u>7,362.26</u>
	<u>TOTAL</u>	\$ 226,823.94

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

20 ASSESSMENT UNIT NO. 1 (Street Improvements)

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

1 ASSESSMENT UNIT NO. 2 (Sidewalks)

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

10 ASSESSMENT UNIT NO. 3 (Curbs and Gutters)

11 Such estimates shall be computed on a front foot
12 basis, i.e., on the basis that each lot or parcel of property
13 to be assessed in the assessment unit shall be assessed a
14 portion of the aggregate dollar amount being levied against the
15 entire assessment unit in the proportion that the frontage of
16 said lot or parcel which abuts the improvement bears to the
17 frontage of all assessable property abutting the improvement
18 in the assessment unit.

19 ASSESSMENT UNIT NO. 4 (Street Lighting)

20 Such estimates shall be computed on an area 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 area of said lot or
25 parcel which abuts the improvement bears to the area of all
26 assessable property abutting the improvement in the assessment
27 unit; provided, however, that the depth of a lot or parcel in
28 excess of 100 feet from the frontage facing the improvement shall
29 not be considered in computing the area of such lot or parcel.

30 ASSESSMENT UNIT NO. 5 (Commercial Driveway Approaches)

31 Such estimates shall be computed on the basis that each
32 lot or parcel of property to be assessed in the assessment unit

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

7 ASSESSMENT UNIT NO. 6 (Residential Driveway Approaches)

8 Such estimates shall be computed on the basis that each
9 lot or parcel of property to be assessed in the assessment unit
10 shall be assessed a portion of the aggregate dollar amount being
11 levied against the entire assessment unit in the proportion
12 that the number, length and width of the driveway approaches
13 installed to serve said lot or parcel bears to the total number
14 and aggregate length and width of all of the driveway approaches
15 installed to serve all assessable property in the assessment unit.

16 ASSESSMENT UNIT NO. 7 (Sanitary Sewer Laterals)

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

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

1 other irregularly shaped lot or parcel, the amount apportioned
2 thereto shall be in proportion to the special benefits to be
3 derived thereby.

4 SECTION 3. The area comprising said streets to be
5 improved and said property to be assessed (i.e., all of said
6 assessment units), shall be designated "Las Vegas, Nevada, Special
7 Improvement District No. 452."

8 SECTION 4. On Wednesday, the 20th day of February, 1985,
9 at the hour of 2:00 o'clock P.M., at the Council Chambers in
10 the Las Vegas City Hall Complex, 400 East Stewart Avenue, Las
11 Vegas, Nevada, or at any time prior to said date and time at the
12 Office of said City Clerk at said City Hall, the owners of the
13 property to be assessed, or any other person interested in any
14 thereof, may file written protests or objections and may appear
15 before said City Council at said time and place and be heard as
16 to the propriety and advisability of making such improvements,
17 as to the cost thereof, as to the manner of payment therefor and
18 as to the amount thereof to be assessed against the property to
19 be so improved. Twenty (20) days' notice in writing of such
20 time and place shall be given to such property owners, which shall
21 be served by said City Clerk by mailing a copy of such notice,
22 postage prepaid as first-class mail, to the last known address
23 of each last known owner of property within each assessment
24 unit whose property will be assessed for the costs of such
25 improvements, such names and addresses of such property owners
26 being those appearing on the local property assessment rolls for
27 general (ad valorem) taxes on file in the Office of the County
28 Assessor of Clark County, Nevada, wherein said property is
29 located. Notice shall also be given by the City Engineer of said
30 City by posting a copy of such notice in three public places
31 at or near the site of the proposed work within each assessment
32 unit at least twenty (20) days prior to said hearing. Proof of

1 such mailing and posting shall be made by the affidavit of said
2 City Clerk or of said City Engineer, as the case may be, such
3 proof to be filed with said City Clerk; provided, however, that
4 the fact that the person to whom any such notice is addressed
5 does not receive the same shall not invalidate or affect the
6 legality of the notice given thereby and shall not invalidate or
7 affect the legality of any assessment nor any other of the
8 proceedings hereunder. Notice of the time and place of such
9 hearing shall also be given by publishing a copy of such notice
10 in the Las Vegas Review Journal, a newspaper published and of
11 general circulation within said City, once each week for three
12 consecutive weeks, by three weekly insertions, the first such
13 publication to be at least fifteen (15) days prior to the date
14 of the protest hearing. Not less than fourteen (14) days shall
15 intervene between the first publication and the last publication.
16 Such service by publication shall be verified by the affidavit
17 of the publisher of said newspaper and filed with said City Clerk.
18 Said 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. 452.

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 452 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 for which the assessment shall be levied
13 shall consist of the installation of a pavement section 8 feet
14 in width, in conjunction the installation of other street improve-
15 ments consisting of 4 driving lanes, medians, left hand turn
16 lanes and drainage facilities to be paid for other than by the
17 levy of assessments, along those certain streets and portions
18 thereof, within said City, and more particularly described as
19 follows:

20 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
21 from Tucumcari Drive to Rancho Drive.

22 JONES BOULEVARD (100 feet wide): Along the east side thereof
23 from Smoke Ranch Road northerly to a point 410 feet, more or less,
24 north of the center line of Smoke Ranch Road.

24 ASSESSMENT UNIT NO. 2 (Sidewalks)

25 The improvement for which the assessment shall be levied
26 shall consist of the installation of standard sidewalks (6 feet
27 in width along Smoke Ranch Road and 5 feet in width along Jones
28 Boulevard), in conjunction the installation of other street
29 improvements consisting of 4 driving lanes, medians, left hand
30 turn lanes and drainage facilities to be paid for other than by
31 the levy of assessments, along those certain streets and portions
32 thereof, within said City, and more particularly described as

1 follows:

2 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
3 from Tucumcari Drive to Rancho Drive.

4 JONES BOULEVARD (100 feet wide): Along the east side thereof
5 from Smoke Ranch Road northerly to a point 410 feet, more or less,
6 north of the center line of Smoke Ranch Road.

7 ASSESSMENT UNIT NO. 3 (Curbs and Gutters)

8 The improvement for which the assessment shall be levied
9 shall consist of the installation of standard "L" type curbs
10 and gutters, in conjunction the installation of other street
11 improvements consisting of 4 driving lanes, medians, left hand
12 turn lanes and drainage facilities to be paid for other than by
13 the levy of assessments, along those certain streets and portions
14 thereof, within said City, and more particularly described as
15 follows:

16 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
17 from Tucumcari Drive to Rancho Drive.

18 JONES BOULEVARD (100 feet wide): Along the east side thereof
19 from Smoke Ranch Road northerly to a point 410 feet, more or less,
20 north of the center line of Smoke Ranch Road.

21 ASSESSMENT UNIT NO. 4 (Street Lighting)

22 The improvement for which the assessment shall be levied
23 shall consist of the installation of street lights and appurte-
24 nances, in conjunction the installation of other street improve-
25 ments consisting of 4 driving lanes, medians, left hand turn
26 lanes and drainage facilities to be paid for other than by the
27 levy of assessments, along those certain streets and portions
28 thereof, within said City, and more particularly described as
29 follows:

30 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
31 from Tucumcari Drive to Rancho Drive.

32 JONES BOULEVARD (100 feet wide): Along the east side thereof
33 from Smoke Ranch Road northerly to a point 410 feet, more or less,
34 north of the center line of Smoke Ranch Road.

35 . . .

1 ASSESSMENT UNIT NO. 5 (Commercial Driveway Approaches)

2 The improvement for which the assessment shall be levied
3 shall consist of the installation of standard commercial driveway
4 approaches, in conjunction the installation of other street
5 improvements consisting of 4 driving lanes, medians, left hand
6 turn lanes and drainage facilities to be paid for other than by
7 the levy of assessments, along those certain streets and portions
8 thereof, within said City, and more particularly described as
9 follows:

10 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
11 from Tucumcari Drive to Rancho Drive.

12 JONES BOULEVARD (100 feet wide): Along the east side thereof
13 from Smoke Ranch Road northerly to a point 410 feet, more or less,
14 north of the center line of Smoke Ranch Road.

14 ASSESSMENT UNIT NO. 6 (Residential Driveway Approaches)

15 The improvement for which the assessment shall be levied
16 shall consist of the installation of standard residential drive-
17 way approaches, in conjunction the installation of other street
18 improvements consisting of 4 driving lanes, medians, left hand
19 turn lanes and drainage facilities to be paid for other than by
20 the levy of assessments, along those certain streets and portions
21 thereof, within said City, and more particularly described as
22 follows:

23 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
24 from Tucumcari Drive to Rancho Drive.

25 JONES BOULEVARD (100 feet wide): Along the east side thereof
26 from Smoke Ranch Road northerly to a point 410 feet, more or less,
27 north of the center line of Smoke Ranch Road.

27 ASSESSMENT UNIT NO. 7 (Sanitary Sewer Laterals)

28 The improvement for which the assessment shall be levied
29 shall consist of the installation of sanitary sewer laterals, in
30 conjunction the installation of other street improvements consist-
31 ing of 4 driving lanes, medians, left hand turn lanes and drainage
32 facilities to be paid for other than by the levy of assessments,

1 extending from the existing sanitary sewer collection lines to
2 the front property lines of the properties along those certain
3 streets and portions thereof, within said City, and more par-
4 ticularly described as follows:

5 SMOKE RANCH ROAD (100 feet wide): Along both sides thereof
6 from Tucumcari Drive to Rancho Drive.

7 JONES BOULEVARD (100 feet wide): Along the east side thereof
8 from Smoke Ranch Road northerly to a point 410 feet, more or less,
9 north of the center line of Smoke Ranch Road.

10 Except as shown on the plans and specifications as
11 filed in the Office of the City Clerk of said City, the improve-
12 ments are more particularly described as follows:

13 ASSESSMENT UNIT NO. 1

14 The street paving shall be limited to an 8 foot paved
15 section along both sides of Smoke Ranch Road and along the east
16 side of Jones Boulevard and shall consist of 3/4ths of an inch of
17 open grade pavement, 5 inches of bituminous surface (including
18 bituminous tack seal) and 14 inches of Type II aggregate base
19 (along Smoke Ranch Road) and 3/4ths of an inch of open grade
20 pavement, 5 inches of bituminous surface (including bituminous
21 tack seal) and 14 inches of Type II aggregate base (including
22 bituminous prime coat) (along Jones Boulevard); together with the
23 installation, removal and relocation of any and all utilities and
24 any and all appurtenances which are deemed necessary to complete
25 same, as more particularly shown by the plats, diagrams and
26 plans of the work and of the locality to be improved to be filed
27 with said City Clerk.

28 ASSESSMENT UNIT NO. 2

29 The sidewalks shall be 6 feet wide and consist of
30 4 inch concrete slabs over a 4 inch minimum Type II gravel base
31 (along Smoke Ranch Road) and 5 feet wide and consist of 4 inch
32 concrete slabs over a 4 inch minimum Type II gravel base (along
Jones Boulevard); together with the installation, removal and

1 relocation of any and all utilities and any and all appurtenances
2 which are deemed necessary to complete same, as more particularly
3 shown by the plats, diagrams and plans of the work and of the
4 locality to be improved to be filed with said City Clerk.

5 ASSESSMENT UNIT NO. 3

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

12 ASSESSMENT UNIT NO. 4

13 The street lighting system shall consist of 250 watt
14 high pressure sodium vapor luminaires, steel lighting standards
15 on concrete bases and underground circuits; together with the
16 installation, removal and relocation of any and all utilities and
17 any and all appurtenances which are deemed necessary to complete
18 same, as more particularly shown by plats, diagrams and plans of
19 the work and of the locality to be improved to be filed with said
20 City Clerk.

21 ASSESSMENT UNIT NO. 5

22 The driveway approaches shall be 6 inch concrete slabs
23 over an 8 inch minimum Type II gravel base, reinforced with #3
24 rebar; together with the installation, removal and relocation of
25 any and all utilities and any and all appurtenances which are
26 deemed necessary to complete same, as more particularly shown by
27 the plats, diagrams and plans of the work and of the locality to
28 be improved to be filed with said City Clerk.

29 ASSESSMENT UNIT NO. 6

30 The driveway approaches shall be 6 inch concrete slabs
31 over an 8 inch minimum Type II gravel base; together with the
32 installation, removal and relocation of any and all utilities and

any and all appurtenances which are deemed necessary to complete same, as more particularly shown by the plats, diagrams and plans of the work and of the locality to be improved to be filed with said City Clerk.

ASSESSMENT UNIT NO. 7

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

All of the plats, diagrams and plans on file in the Office of said City Clerk with respect to said described assessment units are deemed by the City Engineer of said City and by said City to be essential to the construction of said improvements.

It is estimated that the estimated total cost of said improvements, to wit, \$3,485,663.28, of which an estimated \$226,823.94 shall be assessed against the lots and parcels of property benefitted by said improvements, shall be apportioned as follows:

<u>Assessment Unit No.</u>	<u>Total Cost</u>	<u>Estimated Amount of Special Assessments</u>
I	\$ 66,826.10	\$ 66,826.10
II	29,475.37	29,475.37
III	39,185.45	39,185.45
IV	80,021.70	80,021.70
V	3,455.14	3,455.14
VI	497.92	497.92
VII	7,362.26	7,362.26
Other Street Work	3,258.839.34	-0-
TOTALS	\$3,485.663.28	\$226,823.94

The amounts to be assessed shall be made upon all lots and parcels of property benefitted proportionately to the benefits

received and shall be assessed against the property abutting said improvements on the following bases:

ASSESSMENT UNIT NO. 1 (Street Improvements)

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

ASSESSMENT UNIT NO. 2 (Sidewalks)

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

ASSESSMENT UNIT NO. 3 (Curbs and Gutters)

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

1 in the assessment unit.

2 ASSESSMENT UNIT NO. 4 (Street Lighting)

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

13 ASSESSMENT UNIT NO. 5 (Commercial Driveway Approaches)

14 Such estimates shall be computed on the basis that each
15 lot or parcel of property to be assessed in the assessment unit
16 shall be assessed a portion of the aggregate dollar amount being
17 levied against the entire assessment unit in the proportion
18 that the number, length and width of the driveway approaches
19 installed to serve said lot or parcel bears to the total number
20 and aggregate length and width of all of the driveway approaches
21 installed to serve all assessable property in the assessment unit.

22 ASSESSMENT UNIT NO. 6 (Residential Driveway Approaches)

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

31 ASSESSMENT UNIT NO. 7 (Sanitary Sewer Laterals)

32 Such estimates shall be computed on the basis that

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

8 In each assessment unit, an equitable adjustment will
9 be made for any assessment levied against any irregular lot or
10 parcel, so that the assessments according to benefits are equal
11 and uniform. The portion of the costs to be assessed against,
12 and the maximum amount of benefits estimated to be conferred
13 upon, each lot or parcel of property shall be as stated in the
14 aforesaid assessment plat.

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

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

22 ASSESSMENT UNIT NO. 1

23 Each lot or parcel of property lying and being situate
24 in the City of Las Vegas, County of Clark, State of Nevada, and
25 being portions of the South Half (S 1/2) of Sections 13 and 14,
26 T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18,
27 T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23
28 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of
29 Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or
30 portions thereof, described as follows:

31 SMOKE RANCH ROAD: Along both sides thereof from the
32 east right of way line of Tucumcari Drive easterly to the west
right of way line of Rancho Drive.

1 JONES BOULEVARD: Along the east side thereof from
2 the north right of way line of Smoke Ranch Road northerly to a
3 point 360 feet, more or less, north of the north right of way
4 line of Smoke Ranch Road.

4 ASSESSMENT UNIT NO. 2

5 Each lot or parcel of property lying and being situate
6 in the City of Las Vegas, County of Clark, State of Nevada, and
7 being portions of the South Half (S 1/2) of Sections 13 and 14,
8 T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18,
9 T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23
10 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of
11 Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or
12 portions thereof, described as follows:

13 SMOKE RANCH ROAD: Along both sides thereof from the
14 east right of way line of Tucumcari Drive easterly to the west
15 right of way line of Rancho Drive.

16 JONES BOULEVARD: Along the east side thereof from
17 the north right of way line of Smoke Ranch Road northerly to a
18 point 360 feet, more or less, north of the north right of way
19 line of Smoke Ranch Road.

18 ASSESSMENT UNIT NO. 3

19 Each lot or parcel of property lying and being situate
20 in the City of Las Vegas, County of Clark, State of Nevada, and
21 being portions of the South Half (S 1/2) of Sections 13 and 14,
22 T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18,
23 T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23
24 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of
25 Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or
26 portions thereof, described as follows:

27 SMOKE RANCH ROAD: Along both sides thereof from the
28 east right of way line of Tucumcari Drive easterly to the west
29 right of way line of Rancho Drive.

30 JONES BOULEVARD: Along the east side thereof from
31 the north right of way line of Smoke Ranch Road northerly to a
32 point 360 feet, more or less, north of the north right of way
33 line of Smoke Ranch Road.

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ASSESSMENT UNIT NO. 4

Each lot or parcel of property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being portions of the South Half (S 1/2) of Sections 13 and 14, T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18, T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or portions thereof, described as follows:

SMOKE RANCH ROAD: Along both sides thereof from the east right of way line of Tucumcari Drive easterly to the west right of way line of Rancho Drive.

JONES BOULEVARD: Along the east side thereof from the north right of way line of Smoke Ranch Road northerly to a point 360 feet, more or less, north of the north right of way line of Smoke Ranch Road.

ASSESSMENT UNIT NO. 5

Each lot or parcel of property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being portions of the South Half (S 1/2) of Sections 13 and 14, T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18, T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or portions thereof, described as follows:

SMOKE RANCH ROAD: Along both sides thereof from the east right of way line of Tucumcari Drive easterly to the west right of way line of Rancho Drive.

JONES BOULEVARD: Along the east side thereof from the north right of way line of Smoke Ranch Road northerly to a point 360 feet, more or less, north of the north right of way line of Smoke Ranch Road.

ASSESSMENT UNIT NO. 6

Each lot or parcel of property lying and being situate in the City of Las Vegas, County of Clark, State of Nevada, and being portions of the South Half (S 1/2) of Sections 13 and 14,

1 T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18,
2 T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23
3 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of
4 Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or
5 portions thereof, described as follows:

6 SMOKE RANCH ROAD: Along both sides thereof from the
7 east right of way line of Tucumcari Drive easterly to the west
8 right of way line of Rancho Drive.

9 JONES BOULEVARD: Along the east side thereof from
10 the north right of way line of Smoke Ranch Road northerly to a
11 point 360 feet, more or less, north of the north right of way
12 line of Smoke Ranch Road.

13 ASSESSMENT UNIT NO. 7

14 Each lot or parcel of property lying and being situate
15 in the City of Las Vegas, County of Clark, State of Nevada, and
16 being portions of the South Half (S 1/2) of Sections 13 and 14,
17 T.20S., R.60E., M.D.M., the South Half (S 1/2) of Sections 18,
18 T.20.S., R.61E., M.D.M., the North Half (N 1/2) of Sections 23
19 and 24, T.20S., R.60E., M.D.M., and the North Half (N 1/2) of
20 Section 19, T.20S., R.61E., M.D.M., which abuts the streets, or
21 portions thereof, described as follows:

22 SMOKE RANCH ROAD: Along both sides thereof from the
23 east right of way line of Tucumcari Drive easterly to the west
24 right of way line of Rancho Drive.

25 JONES BOULEVARD: Along the east side thereof from
26 the north right of way line of Smoke Ranch Road northerly to a
27 point 360 feet, more or less, north of the north right of way
28 line of Smoke Ranch Road.

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

31 All persons interested are hereby advised that the plans,
32 plats, typical sections, preliminary estimates of the total cost,
the description of the property to be assessed, the portion of the
cost to be assessed thereagainst and the maximum amount of
benefits estimated to be conferred upon each lot or parcel of
property with respect to the respective assessment units are on

1 file in the Office of said City Clerk and may be inspected by
2 any property owner or other interested person during regular
3 office hours.

4 On Wednesday, the 20th day of February, 1985, at 2:00
5 o'clock P.M., at the Council Chambers in the Las Vegas City Hall
6 Complex, 400 East Stewart Avenue, Las Vegas, Nevada, or at any
7 time prior to said date and time, at the Office of said City
8 Clerk at said City Hall, the owners of the property to be assessed,
9 or any other person interested in any thereof, may file written
10 protests or objections and may appear before said City council
11 at said time and place and be heard as to the propriety and
12 advisability of making such improvements, as to the costs thereof,
13 as to the manner of the payment therefor and as to the amount
14 thereof to be assessed against the property to be so improved.

15 Said City Council requests that any property owner
16 or other interested person who wishes to make any protest or
17 objection make such protest or objection in writing at the Office
18 of said City Clerk at least three days before the time set for
19 such hearing. Any person who files a written protest or objection
20 at the time of or prior to such hearing as aforesaid shall have
21 the right within thirty (30) days after said City Council has
22 finally passed upon such protest or objection to commence an
23 action or suit in any court of competent jurisdiction to correct
24 or set aside such determination, but thereafter all actions or
25 suits attacking the validity of the proceedings and the amount
26 of benefits shall be perpetually barred. If the owners of
27 more than one-half of the frontage to be assessed for the improve-
28 ments to be installed in Assessment Unit No. 1, Assessment Unit
29 No. 2 or Assessment Unit No. 3 or of the area to be assessed
30 for the improvements to be installed in Assessment Unit No. 4
31 shall file within objections thereto, the particular improvements
32 for that particular assessment unit shall not be installed. The

1 driveway approaches to be installed in Assessment Unit No. 5 and
2 Assessment Unit No. 6 and the sanitary sewer laterals to be
3 installed in Assessment Unit No. 7 will be installed to serve
4 each particular lot or parcel at the location and in the number,
5 size and type as specified by the owner thereof, and no driveway
6 approach or sewer lateral will be installed to serve any lot or
7 parcel without the approval of the owner thereof.

8 After such hearing, said City Council shall make a
9 determination as to the advisability of so improving said streets
10 and parts thereof, shall determine the kind and character of
11 such improvements so to be made and shall enter into a contract
12 with the responsible bidder which submits the lowest bid for
13 the doing of such work and the furnishing of all necessary
14 materials, in response to a duly advertised invitation for con-
15 struction bids.

16 After the making of such contract, said City Council
17 shall determine what portion of the cost of such work, including
18 incidentals, shall be paid by the property specially benefitted,
19 and the assessments shall be levied in accordance with the laws
20 of the State of Nevada. In no event shall the assessments
21 exceed the estimated benefits to the property assessed. Said
22 City Council shall provide that the assessments may be payable
23 without interest or demand, at the election of the owner, or in
24 ten substantially equal annual installments of principal. Said
25 City Council shall also provide the time and terms of payment
26 of such assessments and the rate of interest per annum upon
27 deferred payments thereof, which rate shall not exceed more
28 than 1% the 'Bond Buyer's' Index of 20 Municipal Bonds which was
29 most recently published before the date on which the ordinance

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1 levying the assessments is adopted, and shall fix penalties to be
2 collected upon delinquent payments.

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

5 Dated this 16th day of January, 1985.

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8 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 Review Journal; 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 aforesaid hearing.

INTRODUCED, PASSED, AND ADOPTED this 16th day of
January, 1985.

WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
Carol Ann Hawley, City Clerk