

1 A RESOLUTION TENTATIVELY APPROVING THE ASSESSMENT ROLL FOR  
2 LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 444;  
3 ORDERING SUCH ROLL TO BE FILED IN THE OFFICE OF THE CITY CLERK;  
4 AND FIXING THE TIME WHEN OBJECTIONS TO SUCH ROLL WILL BE HEARD.

5 WHEREAS, the City of Las Vegas, in the County of Clark  
6 and State of Nevada, has taken requisite legal action preliminary  
7 to and in the creation of Special Improvement District No. 444,  
8 consisting of five (5) separate and distinct assessment units, for  
9 the purpose of installing parking lanes along both sides of  
10 Pecos Drive between Charleston Boulevard and Owens Avenue within  
11 said City, as more particularly described in the Provisional  
12 Order Resolution which was passed and approved on the 20th day  
13 of April, 1983, as Assessment Unit No. I, installing standard  
14 "L" type curbs and gutters along both sides of Pecos Drive  
15 between Charleston Boulevard and Owens Avenue within said City,  
16 as more particularly described in said Resolution as Assessment  
17 Unit No. II, installing standard concrete sidewalks along both  
18 sides of Pecos Drive between Charleston Boulevard and Owens  
19 Avenue within said City, as more particularly described in said  
20 Resolution as Assessment Unit No. III, installing street lighting  
21 along both sides of Pecos Drive between Charleston Boulevard and  
22 Owens Avenue within said City, as more particularly described in  
23 said Resolution as Assessment Unit No. IV, and installing sani-  
24 tary sewer laterals to the front property lines of the unimproved  
25 properties along both sides of Pecos Drive between Charleston  
26 Boulevard and Owens Avenue within said City, as more particularly  
27 described in said Resolution as Assessment Unit No. V, and to  
28 defray the entire cost and expense thereof by special assessments,  
29 according to benefits, against the taxable lots and premises in  
30 each assessment unit of said District, all in accordance  
31 with the statutes of the State of Nevada which provide therefor;  
32 and

WHEREAS, by Ordinance No. 3056, duly passed,



1 adopted and approved on the 15th day of June, 1983, the City  
2 Council of said City finally passed upon all protests and  
3 objections, determined to proceed with said improvements as  
4 described in said preliminary proceedings, except as modified  
5 and provided in said Ordinance, and created said District; and

6 WHEREAS, pursuant to notice duly given, said City  
7 Council, on the 15th day of February, 1984, received bids for  
8 the doing of the work therefor and formally entered into the  
9 following contracts, to-wit:

10 WELLS CARGO, INC., in the amount of \$34,917.42, for the  
11 improvements to be installed in Assessment Unit No. I,

12 WELLS CARGO, INC., in the amount of \$16,904.72, for the  
13 improvements to be installed in Assessment Unit No. II,

14 WELLS CARGO, INC., in the amount of \$39,664.57, for the  
15 improvements to be installed in Assessment Unit No. III,

16 STRATTON ELECTRIC, INC., in the amount of \$34,461.20,  
17 for the improvements to be installed in Assessment Unit No. IV,  
18 and

19 WELLS CARGO, INC., in the amount of \$3,000.00, for the  
20 improvements to be installed in Assessment Unit No. V; and

21 WHEREAS, no sanitary sewer laterals were installed in  
22 Assessment Unit No. V; and

23 WHEREAS, after making such contracts, said City  
24 Council determined what portion of the costs of such work,  
25 including advertising, appraising, engineering, legal, printing  
26 and other proper incidental costs should be assessed against and  
27 paid by the property specially benefited in each unit of said  
28 Special Improvement District, to-wit:

29 Assessment Unit No. I \$40,155.03,

30 Assessment Unit No. II, \$19,440.43,

31 Assessment Unit No. III, \$45,614.26,

32 Assessment Unit No. IV, \$39,630.38,

1                   Assessment Unit No. V.     \$0.00; and

2                   WHEREAS, the City Engineer of said City, pursuant to  
3                   directions contained in the resolution of said City Council duly  
4                   passed, adopted and approved on the 20th day of November, 1985,  
5                   has prepared an assessment roll which contains, among other  
6                   things, the name of each last known owner of each lot or parcel  
7                   of property to be assessed, a description of each lot or parcel  
8                   of property to be assessed and the amount of the proposed asses-  
9                   sment thereagainst, apportioned on an area basis, as more  
10                  particularly set forth in Section 3 of Ordinance No. 3056; and

11                  WHEREAS, said City Council has determined, and does  
12                  hereby determine, that the lots or parcels of property in said  
13                  City which are specially benefited by the improvements installed  
14                  in each unit of said District, and only those lots or parcels  
15                  of property which are so specially benefited, are included on  
16                  said assessment roll.

17                  NOW, THEREFORE, BE IT RESOLVED, by the City Council  
18                  of the City of Las Vegas, Nevada, at a regular meeting thereof  
19                  held on the 2nd day of January, 1986, as follows:

20                  SECTION 1.       That the assessment roll for Las Vegas,  
21                  Nevada, Special Improvement District No. 444 has been examined  
22                  and is hereby tentatively approved and ordered to be filed in the  
23                  Office of the City Clerk of said City, numbered Roll No. 1985-3.

24                  SECTION 2.       That Wednesday, the 5th day of February,  
25                  1986, at 2:00 o'clock p.m., in the City Council Chambers at the  
26                  City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, be, and the  
27                  same hereby are, fixed as the time and place when said City  
28                  Council will hear and consider objections to said assessment roll  
29                  by the owners of the property specially benefited by the improve-  
30                  ments in each assessment unit of "Las Vegas, Nevada, Special  
31                  Improvement District No. 444" and proposed to be assessed, by any  
32                  party interested in the regularity of the proceedings in making

1 such assessments and by all parties aggrieved by such  
2 assessments.

3           SECTION 3.       That said City Clerk shall give notice  
4 of such hearing by mailing a copy thereof, postage prepaid,  
5 as first class mail at least 20 days prior to such hearing, to  
6 the last known address of each last known owner of property  
7 within each assessment unit of said District whose property will  
8 be assessed; and by publishing a copy thereof in the Review  
9 Journal, a newspaper published and of general circulation in said  
10 City, at least once each week for three consecutive weeks, by  
11 three weekly insertions, the first publication to be at least  
12 15 days prior to the date of said hearing, and not less than 14  
13 days to intervene between the first and last publications; and  
14 said notice shall state that such assessment roll is on file in  
15 the Office of said City Clerk, the date of the filing of the same,  
16 the time and place at which said City Council will hear and  
17 consider objections to said assessment roll by the owners of  
18 property specially benefited by the improvements in each  
19 assessment unit of "Las Vegas, Nevada, Special Improvement  
20 District No. 444" and proposed to be assessed, by any party  
21 interested in the regularity of the proceedings in making such  
22 assessments and by all parties aggrieved by such assess-  
23 ments. Such notice shall be in substantially the following form,  
24 to-wit:

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1 NOTICE OF THE FILING OF THE ASSESSMENT ROLL FOR LAS VEGAS,  
2 NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 444; OF THE  
3 OPPORTUNITY TO FILE WRITTEN OBJECTIONS TO THE ASSESSMENTS CON-  
4 TAINED THEREIN; AND OF THE PROTEST HEARING THEREON.

5 NOTICE IS HEREBY GIVEN that the assessment roll for  
6 Las Vegas, Nevada, Special Improvement District No. 444,  
7 in and of the City of Las Vegas, Nevada, has been prepared by  
8 the City Engineer of said City, that same was filed in the Office  
9 of the City Clerk of said City on the 12th day of December, 1985,  
10 and that since said time said assessment roll has been and now is  
11 on file therein and is available for examination during regular  
12 office hours by any interested person. Said Improvement  
13 District consists of five (5) separate and distinct assessment  
14 units and constitutes the areas to be assessed for the installa-  
15 tion of parking lanes along portions of Pecos Road, in Assess-  
16 ment Unit No. I thereof, the installation of curbs and gutters  
17 along portions of Pecos Road, in Assessment Unit No. II thereof,  
18 the installation of sidewalks along portions of Pecos Road, in  
19 Assessment Unit No. III thereof, the installation of street  
20 lights along portions of Pecos Road, in Assessment Unit No. IV  
21 thereof, and the installation of sewer laterals to the front  
22 property lines of the unimproved properties along portions of  
23 Pecos Road, in Assessment Unit No. 5 thereof. Such areas  
24 include all of the properties which abut said improvements in  
25 each assessment unit and are situate within those boundaries  
26 designated in Section 2 of Ordinance No. 3056 for the  
27 respective assessment units.

28 The City Council of said City will meet to hear and  
29 consider objections to said assessment roll by the owners of  
30 the property specially benefited by the improvements in each  
31 assessment unit of said District and proposed to be assessed, by  
32 any party interested in the regularity of the proceedings in  
making such assessments and by all parties aggrieved by such

1 assessments on Wednesday, the 5th day of February, 1986, at  
2 2:00 o'clock p.m., in the City Council Chambers at the City Hall,  
3 400 East Stewart Avenue, Las Vegas, Nevada 89101. The owner or  
4 owners of any property which is assessed in said assessment roll,  
5 whether named or not in such roll, may, not less than three (3)  
6 days prior to said hearing, file with said City Clerk his or her  
7 specific written objections to such assessment.

8 Said assessments shall be due and payable at the office  
9 of the City Treasurer of said City within thirty (30) days after  
10 the ordinance which levies the assessments become effective, with-  
11 out interest and without demand, or all or any part of such  
12 assessments may, at the election of the owner, be paid thereafter  
13 in ten substantially equal annual installments of principal until  
14 paid in full, with interest in all cases on the unpaid and  
15 deferred installments of principal from the date of publication  
16 of said ordinance at a rate or rates per annum which shall not  
17 exceed by more than 1% the Bond Buyers Index of 20 Municipal  
18 Bonds which was most recently published before the date on which  
19 the ordinance levying the assessments is adopted. Penalties  
20 shall be due for delinquencies, and all installments may be pre-  
21 paid.

22 Any objection to the regularity, validity or correctness  
23 of the proceedings, of said assessment roll, of the estimated  
24 maximum benefits, of each assessment contained therein, and of  
25 the amount thereof levied against each lot or parcel of property  
26 shall be deemed waived unless it is presented at the time and  
27 in the manner herein specified.

28 At the time and place so designated for hearing such  
29 objections, said City Council shall hear and determine all  
30 objections which have been so filed by any party interested in  
31 the regularity of the proceedings in making such assessment, in  
32 the correctness of such assessment or in the amount levied

1 against any particular lot or parcel of property to be assessed,  
2 and said City Council shall have the power to adjourn such  
3 hearing from time to time and by resolution shall have the power,  
4 in its discretion, to revise, correct, confirm or set aside any  
5 assessment and to order that such assessment may be made de novo.

6 DATED this 2nd day of January, 1986.

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8 CAROL ANN HAWLEY, City Clerk  
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1           SECTION 4.       That the owner or owners of any property  
2 which is assessed in said assessment roll, whether named or not  
3 in such roll, may, within three (3) days prior to the date of  
4 the hearing, file with said City Clerk his or her specific  
5 written objections to such assessment.

6           SECTION 5.       That all actions (not inconsistent with  
7 the provisions of this Resolution) heretofore taken by said City  
8 and by the officers thereof directed toward the advertisement  
9 herein prescribed be, and the same hereby are, ratified, approved  
10 and confirmed.

11          SECTION 6.       That the officers of said City be, and  
12 they hereby are, authorized, empowered and directed to take  
13 all action which is necessary or appropriate in order to  
14 effectuate the provisions of this Resolution.

15          SECTION 7.       That all resolutions, or parts thereof,  
16 in conflict with the provisions of this Resolution are hereby  
17 repealed.

18          SECTION 8.       That if any section, paragraph, clause  
19 or provision of this Resolution shall for any reason be held to  
20 be invalid or unenforceable, the invalidity or unenforceability  
21 of such section, paragraph, clause or provision shall not affect  
22 any of the remaining provisions of this Resolution.

23               PASSED, ADOPTED AND APPROVED this 2nd day of  
24 January, 1986.

25                               *William H. Briare*  
26                               WILLIAM H. BRIARE, Mayor  
27                               *Approved*  
28                               *1-3-86*

28       ATTEST:

29                               *Carol Ann Hawley*  
30                               CAROL ANN HAWLEY, City Clerk  
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