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R E S O L U T I O N

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

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

ASSESSMENT UNIT NO. I, providing for the grading, gravelling, macadamizing, paving, draining and otherwise improving Durango Drive and portions thereof, as more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. II, providing for the installation of curbs and gutters along Durango Drive and portions thereof, as more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. III, providing for the installation of sidewalks along Durango Drive and portions thereof as more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. IV, providing for the installation of a street lighting system and all other facilities incidental thereto along Durango Drive and portions thereof, as more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. V, providing for the installation of water distribution mains along Durango Drive and portions thereof, as more particularly described in Section 1 of this Resolution,

ASSESSMENT UNIT NO. VI, providing for the installation of a water distribution laterals along Durango Drive and portions thereof, as more particularly described in Section 1 of this

1 Resolution,
2 ASSESSMENT UNIT NO. VII, providing for the installation
3 of sanitary sewer laterals along Durango Drive and portions
4 thereof, as more particularly described in Section 1 of this
5 Resolution,
6 ASSESSMENT UNIT NO. VIII, providing for the installation
7 of commercial driveway approaches along Durango Drive and por-
8 tions thereof, as more particularly described in Section 1 of
9 this Resolution; and
10 WHEREAS, said City Council considers it necessary,
11 desirable and for the best interests of said City to take steps
12 pursuant to Chapter 271 of the Nevada Revised Statutes for the
13 organization of a special improvement district consisting of
14 8 separate and distinct assessment units and the construction
15 therein of said improvements; and
16 WHEREAS, for the purpose of designation and iden-
17 tification, it is desirable that said proposed special improve-
18 ment district be known and identified as "Las Vegas, Nevada,
19 Special Improvement District No. 483."
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 5th day of April, 1989, as follows:
23 SECTION 1. That the City Engineer of said City be, and
24 he hereby is, directed to prepare, submit and file with the City
25 Clerk of said City, in conjunction with a total project that will
26 include the installation of four travel lanes; raised medians at
27 the street intersections; a two-way center left turn lane; two
28 safety lanes; curbs and gutters; sidewalks; street lights, water
29 distribution mains; water distribution laterals; sanitary sewer
30 laterals; commercial driveway approaches; and drainage facilities
31 (the "Project" herein), preliminary plans, showing typical sec-
32 tions, the type or types of material, together with approximate

1 thicknesses and widths, and the preliminary estimates of the cost
2 of installing certain improvements in the respective assessment
3 units of said Special Improvement District, all as more par-
4 ticularly hereinafter set forth:

5 ASSESSMENT UNIT NO. I (Street Paving)

6 The portion of the Project the costs of which will be
7 assessed against the assessable property in Assessment Unit No. I
8 shall consist of the installation of a pavement section seven
9 feet in width along the east side of Durango Drive (100 feet
10 wide) and portions thereof, within said City, from a point
11 approximately 700 feet north of the centerline of Sahara Avenue
12 (150 feet wide) northerly to the south right-of-way line of
13 Charleston Boulevard (100 feet wide), except where adequate
14 improvements have previously been installed, together with the
15 necessary installation, removal and relocation of any and all
16 utilities and appurtenances that are deemed necessary to complete
17 same, as more particularly shown on the plats, diagrams and plans
18 of the work and the locality to be filed in the Office of the
19 City Clerk.

20 ASSESSMENT UNIT NO. II (Curbs and Gutters)

21 The portion of the Project the costs of which will be
22 assessed against the assessable property in Assessment Unit
23 No. II shall consist of the installation of standard Portland
24 cement "L" type curbs and gutters along both sides of Durango
25 Drive (100 feet wide) and portions thereof, within said City,
26 from a point approximately 700 feet north of the centerline of
27 Sahara Avenue (150 feet wide) northerly to the south right-of-way
28 line of Charleston Boulevard (100 feet wide), except where ade-
29 quate improvements have previously been installed, together with
30 the necessary installation, removal and relocation of any and all
31 utilities and appurtenances that are deemed necessary to complete
32 same, as more particularly shown on the plats, diagrams and plans

1 of the work and the locality to be filed in the Office of the
2 City Clerk.

3 ASSESSMENT UNIT NO. III (Sidewalks)

4 The portion of the Project the costs of which will be
5 assessed against the assessable property in Assessment Unit
6 No. III shall consist of the installation of standard concrete
7 sidewalks along both sides of Durango Drive (100 feet wide) and
8 portions thereof, within said City, from a point approximately
9 700 feet north of the centerline of Sahara Avenue (150 feet wide)
10 northerly to the south right-of-way line of Charleston Boulevard
11 (100 feet wide), except where adequate improvements have pre-
12 viously been installed, together with the necessary installation,
13 removal and relocation of any and all utilities and appurtenances
14 that are deemed necessary to complete same, as more particularly
15 shown on the plats, diagrams and plans of the work and the loca-
16 lity to be filed in the Office of the City Clerk.

17 ASSESSMENT UNIT NO. IV (Street Lighting)

18 The portion of the Project the costs of which will be
19 assessed against the assessable property in Assessment Unit
20 No. IV shall consist of the installation of street lights and
21 appurtenances along both sides of Durango Drive (100 feet wide)
22 and portions thereof, within said City, from a point approxi-
23 mately 700 feet north of the centerline of Sahara Avenue (150
24 feet wide) northerly to the south right-of-way line of Charleston
25 Boulevard (100 feet wide), except where adequate improvements
26 have previously been installed, together with the necessary
27 installation, removal and relocation of any and all utilities and
28 appurtenances that are deemed necessary to complete same, as more
29 particularly shown on the plats, diagrams and plans of the work
30 and the locality to be filed in the Office of the City Clerk.

31 ASSESSMENT UNIT NO. V (Water Distribution Mains)

32 The portion of the Project the costs of which will be

1 assessed against the assessable property in Assessment Unit
2 No. V shall consist of one water distribution main along a line
3 that is 39 feet east of, and parallel to, the centerline of
4 Durango Drive (100 feet wide) and portions thereof, within said
5 City, from a point approximately 52 feet north of the centerline
6 of Sahara Avenue (150 feet wide) northerly to a point approxi-
7 mately 15 feet north of the centerline of Spanish Arch Way (150
8 feet wide) and one water distribution main along a line 15 feet
9 west of, and parallel to, the centerline of said Durango Drive
10 and portions thereof, within said City from the existing water
11 distrubtion main in Seneto Lane (50 feet wide) northerly to a
12 point approximately 130 feet north thereof, except where adequate
13 improvements have previously been installed, together with the
14 necessary installation, removal and relocation of any and all
15 utilities and appurtenances that are deemed necessary to complete
16 same, as more particularly shown on the plats, diagrams and plans
17 of the work and the locality to be filed in the Office of the
18 City Clerk.

19 ASSESSMENT UNIT NO. VI (Water Distribution Laterals)

20 The portion of the Project the costs of which will be
21 assessed against the assessable property in Assessment Unit
22 No. VII shall consist of water distribution laterals extending
23 from the water distribution mains that are proposed to be
24 installed pursuant to Assessment Unit No. V to the front property
25 lines of the properties, as the same are required by said City in
26 accordance with the guidelines that are hereinafter set forth or
27 are otherwise requested by the owners of the individual lots or
28 parcels of property, along the east side of Durango Drive (100
29 feet wide) and portions thereof, within said City, from a point
30 approximately 700 feet north of the centerline of Sahara Avenue
31 (150 feet wide) northerly to the south curb line of Spanish Arch
32 Way (50 feet wide) and along the west side of said Durango Drive

1 from the north curb line of Seneto Lane (50 feet wide) northerly
2 to a point approximately 130 feet north of the centerline of said
3 Seneto Lane, except where adequate improvements have previously
4 been installed or approved by said City to be installed, together
5 with the necessary installation, removal and relocation of any
6 and all utilities and appurtenances that are deemed necessary to
7 complete same, as more particularly shown on the plats, diagrams
8 and plans of the work and the locality to be filed in the Office
9 of the City Clerk.

10 ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

11 The portion of the Project the costs of which will be
12 assessed against the assessable property in Assessment Unit No.
13 VII shall consist of sanitary sewer laterals extending from the
14 existing sanitary sewer collection line to the front property
15 lines of the properties, as the same are required by said City in
16 accordance with the guidelines that are hereinafter set forth or
17 are otherwise requested by the owners of the individual lots or
18 parcels of property, along the east side of Durango Drive (100
19 feet wide) and portions thereof, within said City, from a point
20 approximately 700 feet north of the centerline of Sahara Avenue
21 (150 feet wide) northerly to the south right-of-way line of
22 Charleston Boulevard (100 feet wide), except where adequate
23 improvements have previously been installed or approved by said
24 City to be installed, together with the necessary installation,
25 removal and relocation of any and all utilities and appurtenances
26 that are deemed necessary to complete same, as more particularly
27 shown on the plats, diagrams and plans of the work and the loca-
28 lity to be filed in the Office of the City Clerk.

29 ASSESSMENT UNIT NO. VIII (Commercial Driveway Approaches)

30 The portion of the Project the costs of which will be
31 assessed against the assessable property in Assessment Unit No.
32 VIII shall consist of the installation of standard commercial

1 driveway approaches along both sides of Durango Drive (100 feet
2 wide) and portions thereof, within said City, from a point
3 approximately 700 feet north of the centerline of Sahara Avenue
4 (150 feet wide) northerly to the south right-of-way line of
5 Charleston Boulevard (100 feet wide), except where adequate ,
6 improvements have previously been installed, together with the
7 necessary installation, removal and relocation of any and all
8 utilities and appurtenances that are deemed necessary to complete
9 same, as more particularly shown on the plats, diagrams and plans
10 of the work and the locality to be filed in the Office of the
11 City Clerk.

12 SECTION 2. Except as shown on the plans and specifica-
13 tions to be filed with said City Clerk, the character of such
14 improvements shall be more particularly as follows:

15 ASSESSMENT UNIT NO. I (Street Paving)

16 The street paving shall consist of 3/4 of an inch of
17 open grade over 5 inches of asphaltic concrete pavement
18 (including fog seal and prime coat) and 4 inches of Type II
19 aggregate base; together with the installation, removal and relo-
20 cation of any and all utilities and any and all appurtenances
21 which are deemed necessary to complete same, as more particularly
22 shown by the plats, diagrams and plans of the work and of the
23 locality to be improved that are to be filed with said City
24 Clerk.

25 ASSESSMENT UNIT NO. II (Curbs and Gutters)

26 The curbs and gutters shall be standard Portland cement
27 "L" type over 6 inches of Type II aggregate base; together with
28 the installation, removal and relocation of any and all utilities
29 and any and all appurtenances which are deemed necessary to
30 complete same, as more particularly shown by the plats, diagrams
31 and plans of the work and of the locality to be improved that are
32 to be filed with said City Clerk.

1 ASSESSMENT UNIT NO. III (Sidewalks)

2 The sidewalks shall be 4 inch Portland cement slabs over
3 5 inches of Type II aggregate base; together with the installa-
4 tion, removal and relocation of any and all utilities and any and
5 all appurtenances which are deemed necessary to complete same, as
6 more particularly shown by the plats, diagrams and plans of the
7 work and of the locality to be improved that are to be filed with
8 said City Clerk.

9 ASSESSMENT UNIT NO. IV (Street Lighting)

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

18 ASSESSMENT UNIT NO. V (Water Distribution Mains)

19 The water distribution main between Sahara Avenue and
20 Spanish Arch Way shall consist of 10 inch Class 150 and 200 poly-
21 vinyl chloride potable water main, and the water distribution
22 main between Seneto Lane and its northerly terminus shall consist
23 of 8 inch polyvinylchloride potable water main; together with
24 the installation, removal and relocation of any and all utilities
25 and any and all appurtenances which may be deemed necessary to
26 complete same, as more particularly shown by the plats, diagrams
27 and plans of the work and of the locality to be improved that are
28 to be filed with said City Clerk.

29 ASSESSMENT UNIT NO. VI (Water Distribution Laterals)

30 The water distribution laterals shall consist of 6 inch
31 or 8 inch, as the same are required by said City in accordance
32 with the guidelines that hereinafter set forth or are otherwise

1 requested by the owners of the respective lots or parcels of pro-
2 perty, polyvinyl chloride potable water laterals from the water
3 distribution mains that are proposed to be installed pursuant to
4 Assessment Unit No. V to the front property lines; together with
5 the installation, removal and relocation of any and all utilities
6 and any and all appurtenances which are deemed necessary to
7 complete same, as more particularly shown by the plats, diagrams
8 and plans of the work and of the locality to be improved that are
9 to be filed with said City Clerk.

10 If the owner of any lot or parcel of property within the
11 assessment unit fails to designate the size, number and location
12 of the water distribution laterals that such owner desires to
13 have installed to serve such lot or parcel or requests that no
14 water distribution lateral be installed to serve such lot or
15 parcel, the size, number and location of such lateral or laterals
16 shall be determined by said City in the following manner:

17 A. Unless an additional lateral can be installed to
18 serve such lot or parcel from a water distribution main that has
19 been installed in a side street, one 8 inch water distribution
20 lateral shall be installed at approximately the one-quarter ($\frac{1}{4}$)
21 point along the frontage of such lot or parcel and another water
22 distribution lateral shall be installed at approximately the
23 three-quarter ($\frac{3}{4}$) point along such frontage; or

24 B. If an additional lateral can be installed to serve
25 such lot or parcel from a water distribution main that has been
26 installed in a side street, one 8 inch water distribution lateral
27 shall be installed at the opposite side of the frontage of such
28 lot or parcel from such side street;
29 provided, however, that no water distribution lateral shall be
30 installed closer than 10 feet from, or within the same trench as,
31 any sanitary sewer lateral.

32

1 ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

2 The sanitary sewer laterals shall consist of 6 inch
3 polyvinyl chloride sewer laterals from the sanitary sewer collec-
4 tion line to the front property lines; together with the
5 installation, removal and relocation of any and all utilities and
6 any and all appurtenances which are deemed necessary to complete
7 same, as more particularly shown by the plats, diagrams and plans
8 of the work and of the locality to be improved that are to be
9 filed with said City Clerk.

10 If the owner of any lot or parcel of property within the
11 assessment unit fails to designate the number and location of the
12 sanitary sewer laterals that such owner desires to have installed
13 to serve such lot or parcel or requests that no sanitary sewer
14 lateral be installed to serve such lot or parcel, the number and
15 location of such lateral or laterals shall be determined by said
16 City in the following manner:

17 A. Unless an additional lateral can be installed to
18 serve such lot or parcel from a sanitary sewer main that has been
19 installed in a side street, one sanitary sewer lateral shall be
20 installed at approximately the one-quarter ($\frac{1}{4}$) point along the
21 frontage of such lot or parcel and another sanitary sewer
22 lateral shall be installed at approximately the three-quarter ($\frac{3}{4}$)
23 point along such frontage; or

24 B. If an additional lateral can be installed to serve
25 such lot or parcel from a sanitary sewer main that has been
26 installed in a side street, one sanitary sewer lateral shall be
27 installed at the opposite side of the frontage of such lot or
28 parcel from such side street;
29 provided, however, that no sanitary sewer lateral shall be
30 installed closer than 10 feet from, or within the same trench as,
31 any water distribution lateral.

1 ASSESSMENT UNIT NO. VIII (Commercial Driveway Approaches)

2 The commercial driveway approaches shall be 6 inch
3 Portland cement slabs over 8 inches of Type II aggregate base and
4 reinforced with #3 rebar; together with the installation, removal
5 and relocation of any and all utilities and any and all appur-
6 tenances which are deemed necessary to complete same, as more
7 particularly shown by the plats, diagrams and plans of the work
8 and of the locality to be improved that are to be filed with said
9 City Clerk.

10 SECTION 3. The City Engineer is hereby directed to
11 estimate the cost of each such type of construction in a lump sum
12 or by unit prices. Said preliminary estimates of the cost shall
13 also include, without limiting the generality of the foregoing,
14 the advertising, appraising, engineering, printing and such other
15 expenses as in the judgment of said Engineer are necessary or
16 essential to the completion of such work of improvement and the
17 payment of the costs thereof. The entire cost of the project in
18 each assessment unit shall be paid by special assessments against
19 the property benefitted thereby.

20 SECTION 4. The City Engineer is hereby directed to sub-
21 mit and file with said City Clerk an assessment plat showing the
22 areas to be assessed, that is, for each assessment unit, the pro-
23 perty abutting said improvement, and the amount of maximum bene-
24 fits estimated to be assessed against each lot or parcel of
25 property in each assessment unit, such assessments to be com-
26 puted, for the respective assessment units, on the following
27 bases:

28 ASSESSMENT UNIT NO. I (Street Paving)

29 Such estimates shall be computed on a front foot basis,
30 i.e., on the basis that each lot or parcel of property to be
31 assessed in the assessment unit shall be assessed a portion of
32 the aggregate dollar amount being levied against the entire

1 assessment unit in the proportion that the frontage of said lot
2 or parcel which abuts the improvement bears to the frontage of
3 all assessable property abutting the improvement in the
4 assessment unit.

5 ASSESSMENT UNIT NO. II (Curbs and Gutters)

6 Such estimates shall be computed on a linear foot basis,
7 i.e., on the basis that each lot or parcel of property to be
8 assessed in the assessment unit shall be assessed a portion of
9 the aggregate dollar amount being levied against the entire
10 assessment unit in the proportion that the number of linear feet
11 of said lot or parcel which abut the improvement bears to the
12 total number of linear feet of all assessable property abutting
13 the improvement in the assessment unit.

14 ASSESSMENT UNIT NO. III (Sidewalks)

15 Such estimates shall be computed on a linear foot basis,
16 i.e., on the basis that each lot or parcel of property to be
17 assessed in the assessment unit shall be assessed a portion of
18 the aggregate dollar amount being levied against the entire
19 assessment unit in the proportion that the number of linear feet
20 of said lot or parcel which abut the improvement bears to the
21 total number of linear feet of all assessable property abutting
22 the improvement in the assessment unit.

23 ASSESSMENT UNIT NO. IV (Street Lighting)

24 Such estimates shall be computed on a front foot basis,
25 i.e., on the basis that each lot or parcel of property to be
26 assessed in the assessment unit shall be assessed a portion of
27 the aggregate dollar amount being levied against the entire
28 assessment unit in the proportion that the frontage of said lot
29 or parcel which abuts the street along which the improvement will
30 be installed bears to the frontage of all assessable property
31 abutting the street along which the improvement will be installed
32 in the assessment unit.

1 ASSESSMENT UNIT NO. V (Water Distribution Mains)

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 lot
7 or parcel which abuts the street along which the improvement will
8 be installed bears to the frontage of all assessable property
9 abutting the street along which the improvement will be installed
10 in the assessment unit.

11 ASSESSMENT UNIT NO. VI (Distribution Water Laterals)

12 Such estimates shall be computed on the basis that each
13 lot or parcel of property to be assessed in the assessment unit
14 for 6 inch water distribution laterals shall be assessed a por-
15 tion of the aggregate dollar amount being levied against the
16 entire assessment unit in the proportion that the number and
17 length of the 6 inch water distribution laterals installed to
18 serve said lot or parcels bears to the total number and aggregate
19 length of all of the 6 inch water distribution laterals installed
20 to serve all assessable property in the assessment Unit and on
21 the basis that each lot or parcel of property to be assessed in
22 the assessment unit for 8 inch water distribution laterals shall
23 be assessed a portion of the aggregate dollar amount being levied
24 against the entire assessment unit in the proportion that the
25 number and length of the 8 inch water distribution laterals
26 installed to serve said lot or parcel bears to the total number
27 and aggregate length or all of the 8 inch water distribution
28 laterals installed to serve all assessable property in the
29 assessment unit.

30 ASSESSMENT UNIT NO. VII (Sanitary Sewer Laterals)

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 that
3 the number and length of the sewer laterals installed to serve
4 said lot or parcel bears to the total number and aggregate length
5 of all of the sewer laterals installed to serve all assessable
6 property in the assessment unit.

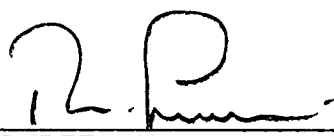
7 ASSESSMENT UNIT NO. VIII (Commercial Driveway Approaches)

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 that
12 the number, length and width of the driveway approaches installed
13 to serve said lot or parcel bears to the total number and aggre-
14 gate length and width of all of the driveway approaches installed
15 to serve all assessable property in the assessment unit.

16 In each assessment unit, the proposed assessment shall
17 be made upon each lot or parcel of property benefitted by the
18 project proportionately to the benefits received thereby and as
19 stated in the aforesaid assessment plat. Regardless of the basis
20 used for apportioning the assessments in each assessment unit, an
21 equitable adjustment shall be made for an assessment levied
22 against any irregular lot or parcel, so that the assessments
23 according to benefits are equal and uniform.

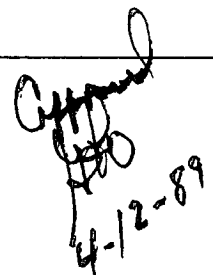
24 SECTION 5. All resolutions or parts thereof in conflict
25 with the provisions of this resolution are hereby repealed.

26 INTRODUCED, PASSED AND APPROVED this day of 5th day of
27 April, 1989.

28 
29 _____
RON LURIE, Mayor

30 ATTEST:

31 
32 KATHLEEN M. TIGHE, City Clerk


4-12-89