

RESOLUTION

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT THE WORK OF IMPROVEMENT OF CERTAIN STREETS AND PARTS THEREOF WITHIN THE PROPOSED LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 443 SHALL BE DONE.

WHEREAS, the Board of Commissioners of the City of Las Vegas, in the County of Clark and State of Nevada, has directed the City Engineer to file with the City Clerk, who is also the Clerk of said Board of Commissioners, certain preliminary estimates of costs, and estimates of maximum benefits; all in connection with the installation of street improvements within that certain area of said City hereinafter described; all pursuant to Chapter 271 of Nevada Revised Statutes, and all laws supplemental thereto; and

WHEREAS, the City Engineer, on the 29th day of November, 1982 filed at the office of the Clerk of said City and of said Board of Commissioners, in connection with said improvements and with its proposed Las Vegas, Nevada, Special Improvement District No. 443 the following:

A. Preliminary plans showing typical sections of the contemplated improvements, the type or types of material, and preliminary estimates of the costs of such improvements;

B. Preliminary estimates of the total cost of each type of construction, said estimates being made in a lump sum or by unit prices, and, further, including in said estimates without limiting the generality of the foregoing, the advertising, appraising, engineering, printing, and such other expenses as in the judgment of said Engineer are necessary or essential to the completion of such work of improvement, and the payment of the costs thereof;

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

1 each lot or parcel of property in the assessment district, such
2 estimates being computed on an area basis, as heretofore desig-
3 nated by said Board of Commissioners; provided that an equitable
4 adjustment will be made for assessments to be levied against any
5 irregular lots or parcels, so that assessments according to
6 benefits will be equal and uniform; and

7 WHEREAS, the Board of Commissioners has examined said
8 plans, assessment plats, typical sections of contemplated im-
9 provements, preliminary estimates of costs, and estimates of
10 maximum benefits, so filed with said Clerk, and has found, and
11 does hereby declare the same to be satisfactory in all respects;

12 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COM-
13 MISSIONERS OF THE CITY OF LAS VEGAS, NEVADA, at a regular meeting
14 thereof held on the 1st day of December, 1982, at 10:00 o'clock A.M.,
15 that the Board of Commissioners shall and hereby does accept said
16 plans, assessment plats, typical sections of contemplated im-
17 provements, preliminary estimates of costs, and the estimates of
18 maximum benefits to be assessed against each tract or parcel of
19 land in the assessment areas.

20 BE IT FURTHER RESOLVED that said Board of Commissioners
21 shall, and hereby does, PROVISIONALLY ORDER THAT:

22 SECTION 1. That street improvements shall be installed
23 within that certain area of the City hereinafter described, all
24 as more particularly hereinafter set forth and as described in
25 said plans herein accepted, reference to which is hereby made
26 and which are available for public examination at the office of
27 said City Clerk, and at a total estimated cost of \$541,863.61 in-
28 cluding engineering, legal and incidental expenses.

29 SECTION 2. The amounts to be assessed shall be made
30 upon all lots and parcels of property benefitted, proportionately
31 to the benefits received and shall be assessed against the property
32 abutting said improvements on an area basis, i.e., on the basis

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1 that each lot or parcel of property to be assessed in each such
2 assessment unit shall be assessed a portion of the aggregate
3 dollar amount being levied against that particular entire assess-
4 ment in the proportion that the area of said lot or parcel bears
5 to the area of all the assessable property in such assessment
6 unit, provided that the depth of a lot or parcel in excess of 100
7 feet from the frontage facing the improvements shall not be con-
8 sidered in computing the area of such lot or parcel; provided
9 that in each assessment unit an equitable adjustment will be made
10 for assessments levied against any irregular lots or parcels,
11 so that the assessments according to benefits are equal and uni-
12 form. The portion of the costs to be assessed against, and the
13 maximum benefits estimated to be conferred upon each lot or parcel
14 of property shall be as stated in the aforesaid assessment plat.

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

19 SECTION 3. the area comprising said streets to be
20 improved and said property to be assessed (i.e., all of said
21 assessment units), shall be designated "Las Vegas, Nevada, Special
22 Improvement District No. 443."

23 SECTION 4. On Wednesday, the 5th day of January,
24 1983, at the hour of 2:00 o'clock P.M., at the Commission Chambers
25 in City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, or any
26 time prior to said date and time at the Office of the City Clerk
27 in City Hall in said City, the owners of the property to be
28 assessed, or any other person interested therein, may file written
29 protests or objections, and may appear before the Board of Com-
30 missioners at said time and place and be heard as to the propriety
31 of making such improvements, as to the cost thereof, as to the
32 manner of payment therefor, and as to the amount thereof to be

1 assessed against the property to be so improved. Twenty (20)
2 day's notice in writing of such time and place shall be given
3 to such property owners, which shall be served by the City Clerk
4 by mailing a copy of such notice, postage prepaid, as first-class
5 mail, to the last known address of each last known owner of pro-
6 perty within each assessment unit whose property will be assessed
7 for the costs of such improvements, such names and addresses of
8 such property owners being those appearing on the local property
9 assessment rolls for (ad valorem) taxes on file in the Office of
10 the County Assessor of Clark County, Nevada, wherein said property
11 is located. Notice shall also be given by the City Engineer by
12 posting a copy of such notice in three public places at or near
13 the site of the proposed work in each assessment unit at least
14 twenty (20) days prior to said hearing. Proof of such mailing
15 and posting shall be made by the affidavit of the City Clerk or
16 of the City Engineer as the case may be, such proof to be filed
17 with the City Clerk; provided, however, that the fact that the
18 person to whom any such notice is addressed does not receive the
19 same shall not invalidate or affect the legality of the notice
20 given thereby and shall not invalidate or affect the legality
21 of any assessment nor any other of the proceedings hereunder.
22 Notice of the time and place of such hearing shall also be given
23 by publishing a copy of such notice in the Las Vegas Sun, a news-
24 paper published in the City of Las Vegas, Nevada, and of general
25 circulation in said City of Las Vegas, once each week for three
26 consecutive weeks, by three weekly insertions, the first publi-
27 cation to be at least fifteen (15) days prior to the date of the
28 protest hearing. Not less than fourteen (14) days shall intervene
29 between the first publication and the last publication. Such
30 service by publication shall be verified by the affidavit of the
31 publisher and filed with said City Clerk. Said notice shall be
32 in the form as indicated in Exhibit "B", attached hereto and by

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1 reference made a part hereof.

2 SECTION 5. That the City Clerk and the City Engineer
3 are hereby authorized to advertise at least once a week for three
4 consecutive weeks by three weekly insertions in the Las Vegas Sun
5 a newspaper of general circulation in the City of Las Vegas;
6 provided that not less than fourteen (14) days shall intervene
7 between the first publication and the last publication; provided
8 that the last publication shall be at least five (5) days prior
9 to the receipt of bids; and provided that no contract shall be
10 awarded until after the aforesaid hearing and until after the
11 creation of said District by ordinance.

12 INTRODUCED, PASSED, AND ADOPTED this 1st day of December,
13 1982.

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15 
16 WILLIAM H. BRIARE, MAYOR
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19 ATTEST:

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22 CAROL ANN HAWLEY, CITY CLERK

23 BY: LINDA M. OWENS, ACTING CITY CLERK
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1 NOTICE OF HEARING ON THE IMPROVEMENT OF CERTAIN STREETS AND PARTS
2 THEREOF AND PROPOSED ASSESSMENTS WITHIN THE PROPOSED LAS VEGAS,
3 NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 443.

4 NOTICE IS HEREBY GIVEN to the property owners within
5 the proposed Las Vegas, Nevada, Special Improvement District
6 No. 443, and to all interested person that:

7 The Board of Commissioners of the City of Las Vegas,
8 Nevada, has provisionally ordered that street improvements shall
9 be installed within that certain area of the City hereinafter
10 described, all as more particularly set forth:

11 UNIT NO. I

12 The improvements include the installation of standard
13 "L" type curbs and gutters along the West side of Nellis Boulevard
14 from Charleston Boulevard to Owens Avenue and along both sides of
15 of Bonanza Road from the Vegas Wash to Nellis Boulevard, except
16 where adequate improvements have previously been installed, all
17 in conjunction with the installation of the driving lanes, medians
18 and drainage facilities to be paid for with funds other than the
19 levy of assessments, to include the necessary installation, re-
20 moval and relocation of any and all utilities and appurtenances
21 that are necessary to complete same, as more particularly shown
22 on the plats, diagrams and plans of the work and the locality as
23 filed in the Office of the City Clerk.

24 UNIT NO. II

25 The improvements include the installation of a parking
26 lane along both sides of Bonanza Road from Vegas Wash to Nellis
27 Boulevard, in conjunction with the installation of four driving
28 lanes, medians and drainage facilities to be paid for with funds
29 other than the levy of assessments, to include the necessary
30 installation, removal and relocation of any and all utilities and
31 appurtenances that are deemed necessary to complete same, as more
32 particularly shown on the plats, diagrams and plans of the work

1 and the locality as filed in the Office of the City Clerk:

2 UNIT NO. III

3 The improvements include the installation of standard
4 commercial driveways, as requested by the adjacent property owners,
5 along the west side of Nellis Boulevard from Charleston Boulevard
6 to Owens Avenue and along both sides of Bonanza Road from the
7 Vegas Wash to Nellis Boulevard, except where adequate improvements
8 have already been installed, all in conjunction with the installa-
9 tion of driving lanes, medians and drainage facilities to be paid
10 for with funds other than the levy of assessments, to include the
11 necessary installation, removal and relocation of any and all
12 utilities and appurtenances that are necessary to complete same,
13 as more particularly shown on the plats, diagrams and plans of the
14 work and the locality as filed in the Office of the City Clerk.

15 UNIT NO. IV

16 The improvements include the installation of street
17 lighting, consisting of high pressure sodium luminaires and steel
18 lighting standards on concrete foundations with underground wiring
19 along the west side of Nellis Boulevard from Charleston Boulevard
20 to Owens Avenue, and along both sides of Bonanza Road from the
21 Vegas Wash to Nellis Boulevard, except where adequate improvements
22 have already been installed, all in conjunction with the installa-
23 tion of driving lanes, medians and drainage facilities to be paid
24 for with funds other than the levy of assessments, to include the
25 necessary installation, removal and relocation of any and all
26 utilities and appurtenances that are necessary to complete same,
27 as more particularly shown on the plats, diagrams and plans of
28 the work and the locality as filed in the Office of the City Clerk.

29 UNIT NO. V

30 The improvements include the installation of sewer
31 laterals from the existing sewer mains to the front property line
32 adjacent to all vacant properties, along the west side of Nellis

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1 Boulevard from Charleston Boulevard to Owens Avenue, and along
2 both sides of Bonanza Road from the Vegas Wash to Nellis Boulevard
3 all in conjunction with the installation of driving lanes, medians
4 and drainage facilities to be paid for with funds other than the
5 levy of assessments, to include the necessary installation, removal
6 and relocation of any and all utilities and appurtenances that are
7 necessary to complete same, as more particularly shown on the plats,
8 diagrams and plans of the work and the locality as filed in the
9 Office of the City Clerk.

10 UNIT NO. VI

11 The improvements include the installation of standard
12 concrete sidewalks, five feet in width, adjacent to all
13 properties except where adequate sidewalks have previously been
14 installed, along the west side of Nellis Boulevard from Charleston
15 Boulevard to Owens Avenue, and along both sides of Bonanza Road
16 from the Vegas Wash to Nellis Boulevard, all in conjunction with
17 the installation of driving lanes, medians and drainage facilities
18 to be paid for with funds other than the levy of assessments, to
19 include the necessary installation, removal and relocation of any
20 and all utilities and appurtenances that are deemed necessary to
21 complete same, as more particularly shown on the plats, diagrams
22 and plans of the work and the locality as filed in the Office of
23 the City Clerk.

24 All of the plats, diagrams and plans on file in the
25 Office of the City Clerk are deemed by the City Engineer and the
26 City to be essential to the construction of said improvements.

27 It is estimated that said estimated total cost shall
28 be apportioned as follows:

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	<u>Assessment Unit No.</u>	<u>Total Cost</u>	<u>Estimated Amount of Special Assessments</u>
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2	I	\$102,293.97	\$102,293.97
3	II	67,368.84	67,368.84
4	III	46,686.19	46,686.19
5	IV	160,895.35	160,895.35
6	V	25,774.38	25,774.38
7	VI	138,844.88	138,844.88
8	Other Street Work	3,005,875.23	0
9		\$3,547,738.84	\$541,863.61

10 The amount to be assessed shall be made upon all lots
 11 and parcels of property benefitted, proportionately to the
 12 benefits received and shall be assessed against the property
 13 abutting said improvements on an area basis, i.e., on the basis
 14 that each lot or parcel of property to be assessed in each such
 15 assessment unit shall be assessed a portion of the aggregate
 16 dollar amount being levied against that particular entire assess-
 17 ment in the proportion that the area of said lot or parcel bears
 18 to the area of all the assessable property in such assessment
 19 unit, provided that the depth of a lot or parcel in excess of 100
 20 feet from the frontage facing the improvements shall not be con-
 21 sidered in computing the area of such lot or parcel, provided
 22 that in each assessment unit an equitable adjustment will be made
 23 for assessments levied against any irregular lots or parcels, so
 24 that the assessments according to benefits are equal and uniform.
 25 The portion of the costs to be assessed against, and the maximum
 26 amount of benefits estimated to be conferred upon each lot or
 27 parcel of property shall be as stated in the aforesaid assessment
 28 plat.

29 Regardless of the basis used by apportioning assessments,
 30 in case of wedge or "V" or other irregularly shaped tracts, an
 31 amount apportioned thereto shall be in proportion to the special
 32 benefits derived.

33 The areas to be assessed within the assessment units
 34 which the Board proposes to so have improved are as follows:

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Those parcels of land in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

Those parcels of land adjoining Nellis Boulevard on the West from Charleston Boulevard to Owens Avenue and those parcels of land adjoining Bonanza Road on the North and South from the Las Vegas Wash to Nellis Boulevard, to include those County Tax parcels as listed or as may be subsequently divided or changed by the Office of the County Assessor as follows:

UNIT I (Curb & Gutter)

060-101-010	060-160-003	060-320-004
060-101-014	060-160-004	060-320-009
060-101-029	060-160-014	060-320-011
060-111-010	060-190-001	060-320-012
060-111-014	060-270-001	060-320-013
060-111-015	060-280-001	060-320-014
060-150-001	060-280-003	060-330-004
060-150-002	060-280-004	060-330-005
060-150-003	060-280-005	060-330-009
060-150-004	060-280-007	060-330-010
060-150-005	060-280-008	060-410-003
060-150-006	060-280-011	060-420-005
060-160-002	060-280-012	060-420-006

UNIT II (Parking Lane)

060-270-001	060-280-008	060-320-012
060-280-003	060-320-009	060-320-013
060-280-005	060-320-011	060-320-014

UNIT III (Commercial Driveways)

060-101-029	060-160-014	060-320-013
060-111-010	060-160-001	060-320-004
060-111-014	060-280-003	060-330-004
060-111-015	060-280-004	060-330-009
060-150-001	060-280-005	060-420-006
060-150-002	060-280-007	
060-150-003	060-280-011	
060-150-004	060-280-012	
060-160-002	060-320-009	
060-160-003	060-320-012	

UNIT IV (Street Lighting)

060-101-010	060-150-005	060-280-012
060-101-011	060-150-006	060-320-004
060-101-012	060-160-002	060-320-009
060-101-013	060-160-003	060-320-011
060-101-014	060-160-004	060-320-012
060-101-029	060-160-014	060-320-013
060-111-010	060-190-001	060-320-014
060-111-011	060-270-001	060-330-004
060-111-013	060-280-001	060-330-005
060-111-014	060-280-003	060-330-009
060-111-015	060-280-004	060-330-010
060-150-001	060-280-005	060-410-003
060-150-002	060-280-007	060-420-005
060-150-003	060-280-008	060-420-006
060-150-004	060-280-011	

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