

MEMORANDUM

Denis Cederburg
Director

Department of Public Works

TO: KEN DIAZ, COUNTY TREASURER

FROM: BRIDGET RUSSO, SID COORDINATOR 

SUBJECT: SID NO. 121 – Southern Highlands

DATE: December 4, 2024

On November 30, 1999, Ordinance No. 2397 levying assessments for Special Improvement District No. 121 became effective. Amending Assessment Ordinance No. 3385 became effective May 2, 2006. A second Amending Assessment Ordinance No. 3748 became effective March 17, 2009. According to NRS 271.425, the County has the authority to apportion any uncollected amounts upon land divided in an equitable manner.

The reapportionments described will not increase the principal balance of any assessment to an amount such that the aggregate amount which is assessed against a tract exceeds the minimum benefit to the tract that is estimated to result from the Project which is financed by the assessment.

Please see attached spreadsheet for Reapportionment No. 132.

BAR

SID 121
District 7586 - Clark County Imp Dist No. 121
REAPPORTIONMENT NO 132

ACRES				
PREVIOUS APN	ASSESSED	UNASSESSED	ORIGINAL ASSESSMENT	DESCRIPTION
191-08-301-015	42.98		1,593,693.48	PARCEL
PREVIOUS APN	42.98	0.00	\$ 1,593,693.48	
TOTAL ACREAGE	42.98			

ACRES				
NEW APN	ASSESSED	UNASSESSED	ASSESSMENT	DESCRIPTION
191-08-301-016	5.72		\$ 212,096.95	PARCEL
191-08-301-017	13.86		\$ 513,927.21	PARCEL
191-08-301-018	23.40		\$ 867,669.32	PARCEL
APN TOTAL	42.98	0.00	\$ 1,593,693.48	
TOTAL ACREAGE	42.98			

Treasurer Notes:

Additional background and reference supporting SID 121 Reapportionment #132

Previous APN (191-08-301-015) as a result of SID 121 Reapportionment #109 4/15/2016

Per Assessment Ordinance No.2397 Section 6 (a) Should any lot, tract or parcel of land within the District be divided after the effective date of this Ordinance and before the collection of all the assessment installments, the Board may require the County Treasurer to apportion the uncollected amounts upon the several parts of land so divided on a net assessable area basis unless such land is divided into single-family residential lots, in which case the uncollected amounts will be divided on a per lot basis; provided that the applicant, at the time of such apportionment, may request that the: uncollected amounts be apportioned on a net area basis (rather than on a per lot basis). The County may consider such request and, in its sole discretion, apportion the uncollected assessments accordingly.

For purposes of such apportionment, the term "net assessable area" shall exclude (i) areas excluded from the definition of "assessable property" pursuant to NRS 271.040, (ii) areas designated on the assessment plat as being areas of non-assessment, and (iii) properties which are conveyed with restrictions limiting the uses of such properties to common areas, parks, landscaped areas and other permanent open space.

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV. Briana Johnson - Assessor

- | | | | | | |
|-------|-------------------------|---|------------------|------|--------------------------------|
| — | PARCEL BOUNDARY | □ | CONDOMINIUM UNIT | 001 | ROAD PARCEL NUMBER |
| - - - | SUB BOUNDARY | □ | AIR SPACE PCL | 001 | PARCEL NUMBER |
| - - - | PM/LD BOUNDARY | □ | RIGHT OF WAY PCL | 1.00 | ACREAGE |
| - - - | ROAD EASEMENT | □ | SUB-SURFACE PCL | 202 | PARCEL SUB/SEQ NUMBER |
| - - - | MATCH / LEADER LINE | | | | PB 24-45 PLAT RECORDING NUMBER |
| - - - | HISTORIC LOT LINE | | | 5 | BLOCK NUMBER |
| - - - | HISTORIC SUB BOUNDARY | | | | LOT NUMBER |
| - - - | HISTORIC PM/LD BOUNDARY | | | GLS | GOV. LOT NUMBER |
| - - - | SECTION LINE | | | | |

BOOK T23S R61E

75176	177	178
93192	191	190
03204	205	206

SECT. 8

6	5	4	3	2	1
8	1	5	1		
6	2	6	2		
7	3	7	3		
8	4	8	4		
5	1	5	1		

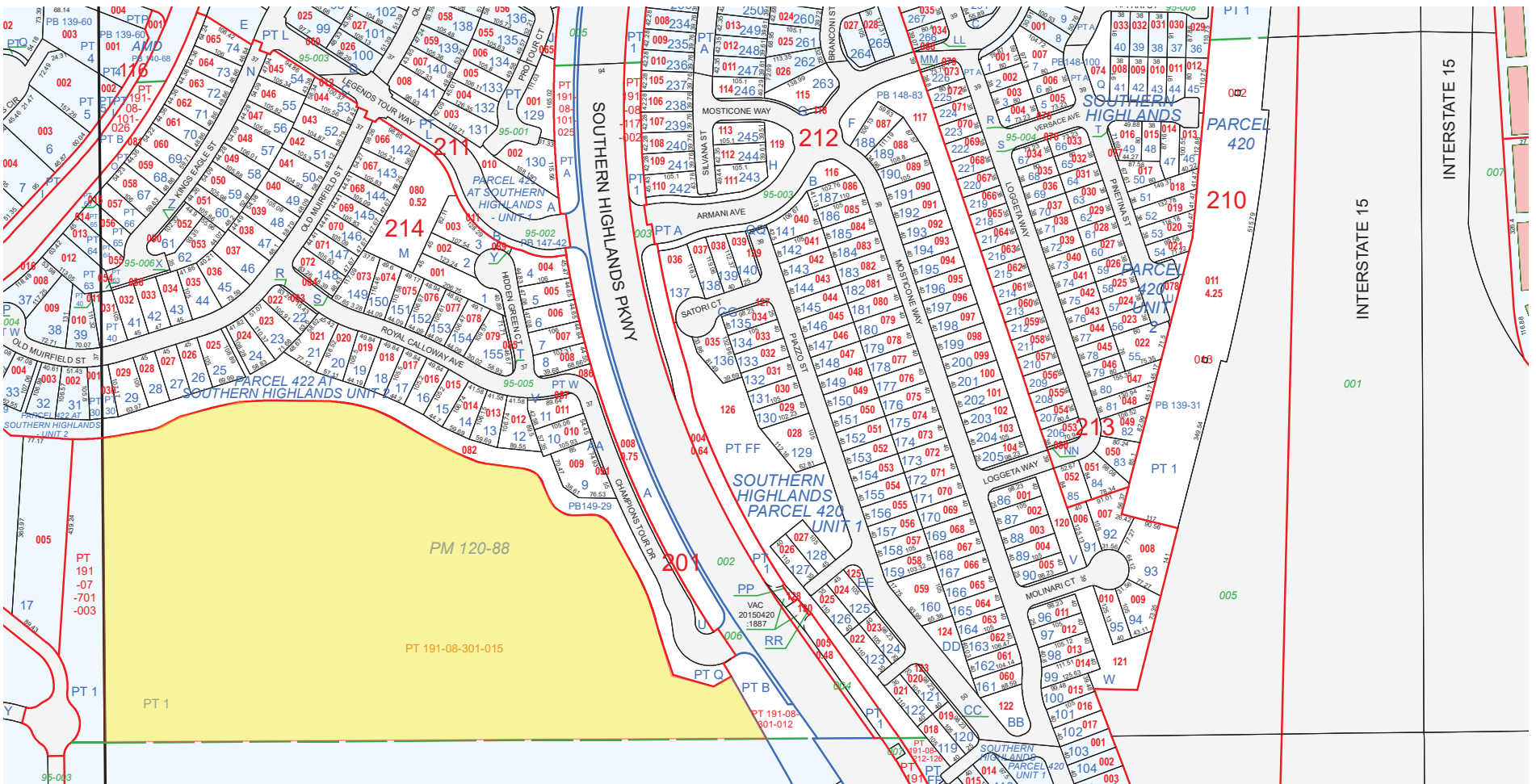
Scale: 1" = 200'

MAP S 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Rev: 7/11/2023

191-08-2



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0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

SECTION: T23S R61E
 RANGE: 177 178
 TOWNSHIP: 23S
 RANGE: 61E

SECT: 8

MAP: N 2 SW 4

191-08-3

CLARK COUNTY NEVADA

MAP LEGEND

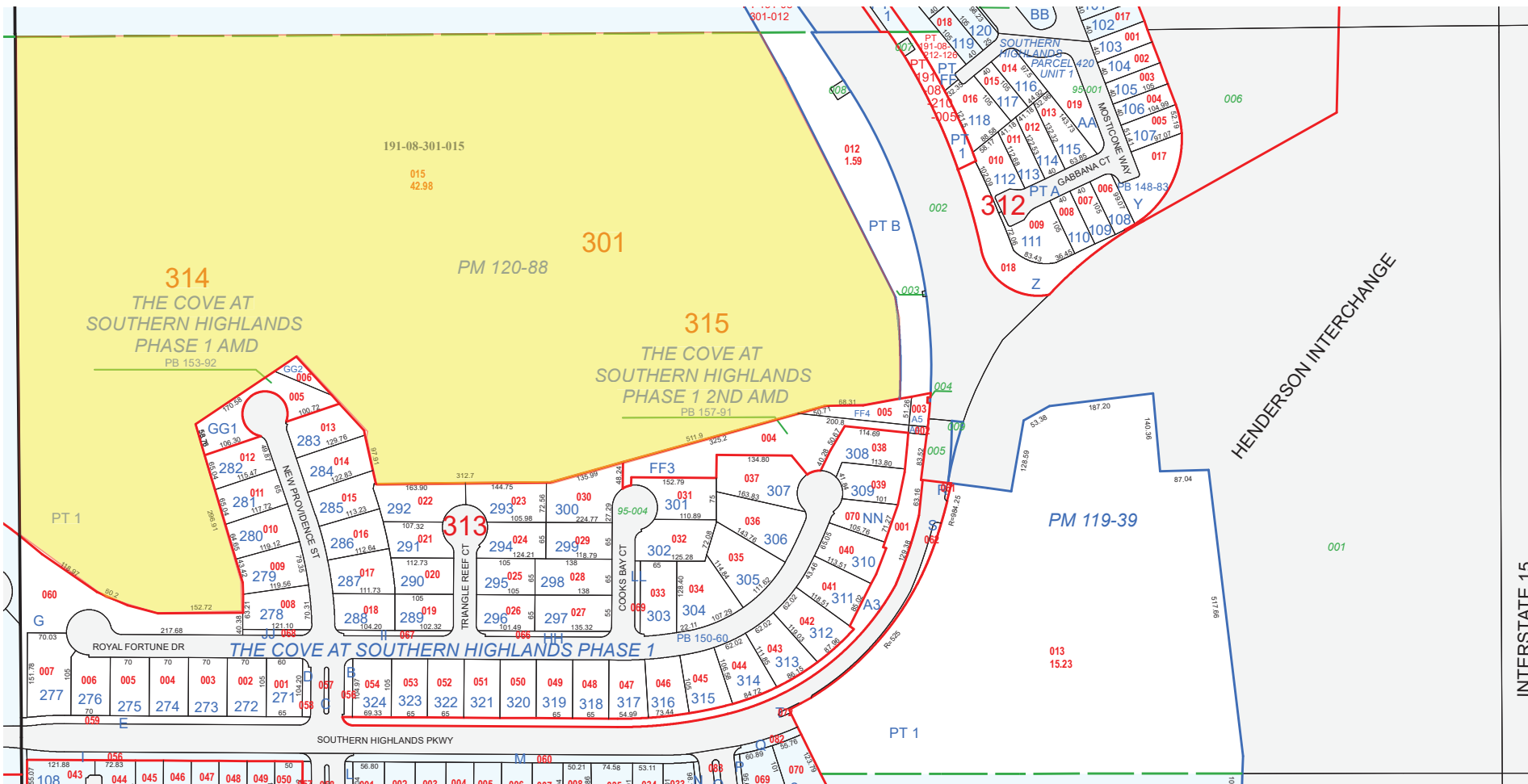
- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

75176	177	178
93192	191	190
03204	205	206

6	5	4	3	2	1
7	8	9	10	11	12
10	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

8	4	8	4
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Scale: 1" = 200'
 Rev: 6/20/2023



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- PARCEL NUMBER
- ACREAGE
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- PLAT RECORDING NUMBER
- BLOCK NUMBER
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- GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOK T23S R61E
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 195 196 197 198
 199 200 201 202
 203 204 205 206

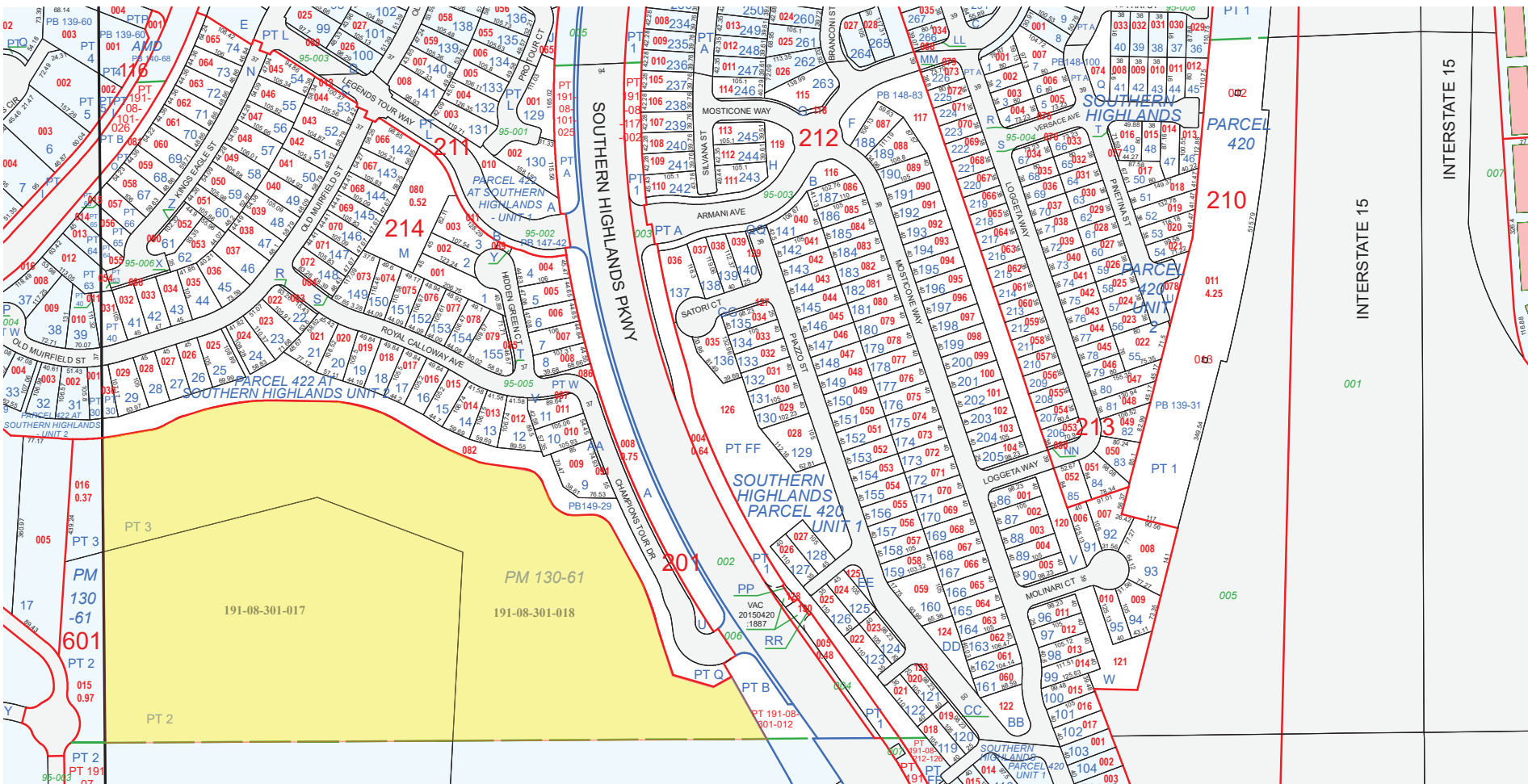
SECT. 8

MAP S 2 NW 4

191-08-2

CLARK COUNTY NEVADA

Scale: 1" = 200'
 Rev: 9/9/2024



New Map SID 121 Reapportionment #132 191-08-301-016 thru -018 1 of 2

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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

BOOTH: T23S R61E
 SEC: 8
 MAP: N 2 SW 4
 191-08-3

75176 177 178
 93192 191 190
 03204 205 206

6	5	4	3	2	1
7	8	9	10	11	12
10	17	16	14	13	
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31	32	33	34	35	36

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