

MEMORANDUM

Department of Public Works

DENIS CEDERBURG
Director

TO: LAURA FITZPATRICK, COUNTY TREASURER

FROM: BRIDGET RUSSO, SID COORDINATOR 

SUBJECT: SID NO. 158 UNIT 2 REAPPORTIONMENT NUMBER: 23
LAS VEGAS BOULEVARD-ST. ROSE PARKWAY TO PYLE AVENUE

DATE: July 20, 2022

On April 18, 2017 Ordinance No. 4470 levying assessments for Special Improvement District No. 158 became effective. According to NRS 271.425, the County has the authority to apportion any uncollected amounts upon land divided in an equitable manner.

Please see attached spreadsheet for Reapportionment No. 23 .

District 7597 Clark County Imp. Dist. No. - 158
UNIT NO. 2
REAPPORTIONMENT NO 23 - SID 158

	ACRES			
PREVIOUS APN	ASSESSED	UNASSESSED	ORIGINAL ASSESSMENT	DESCRIPTION
177-33-101-016	5.10	-	\$ 27,554.16	Parcel
APN TOTAL	5.10	-	\$ 27,554.16	
TOTAL ACERAGE	5.10			

	ACRES			
NEW APN	ASSESSED	UNASSESSED	ASSESSMENT	DESCRIPTION
177-33-111-001	5.10	-	\$ 27,554.16	Parcel
APN TOTAL	5.10	-	\$ 27,554.16	
TOTAL ACREAGE	5.10			

Additional background and reference supporting SID 158 (Unit 2) Reapportionment #23
Previous APN as a result of SID 158 Reapportionment #13

Per Creation Ordinance 4357 Section (6), the assessments in Unit No. 2 will be levied on a weighted acre method of assessment for all property in Unit No. 2 based on the proximity of the property in question to the sewer main line connection point, and a lineal foot basis for property owners in Unit No. 2 who have requested installation of sewer laterals.

Per Assessment Ordinance 4470 Section (7), should any lot, tract or parcel of land within each assessment unit be divided after the effective date of this Ordinance and before the collection of all of the assessment installments for such assessment unit, the Board may require the County Treasurer to apportion the uncollected amounts upon the several parts of land so divided. If two or more lots, tracts or parcels of land within each assessment unit are combined or combined and redivided into two or more different tracts after the effective date of this Ordinance and before the collection of all the assessment installments for such assessment unit, the Board may require the County Treasurer to combine or combine and reapportion the uncollected amounts upon the part or parts of land that exist after the combination or combination and redivision. The report of such an apportionment, combination or reapportionment, when approved, shall be conclusive on all the parties, and all assessments thereafter made upon the tracts shall thereafter be according to the subdivision, combination or redivision. The report, when approved, shall be recorded in the office of the County Recorder of Clark County, Nevada, together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer. Neither the failure to record the report nor any defect in the report as recorded shall affect the validity of the assessments, the lien for the payment thereof or the priority of each lien. For the avoidance of doubt, reapportionments processed pursuant to this Section 7 shall be performed on a per assessment unit basis (i.e., separately for Unit No. 1 and Unit No. 2) and not a District wide basis.

NOTES

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.

MAP LEGEND

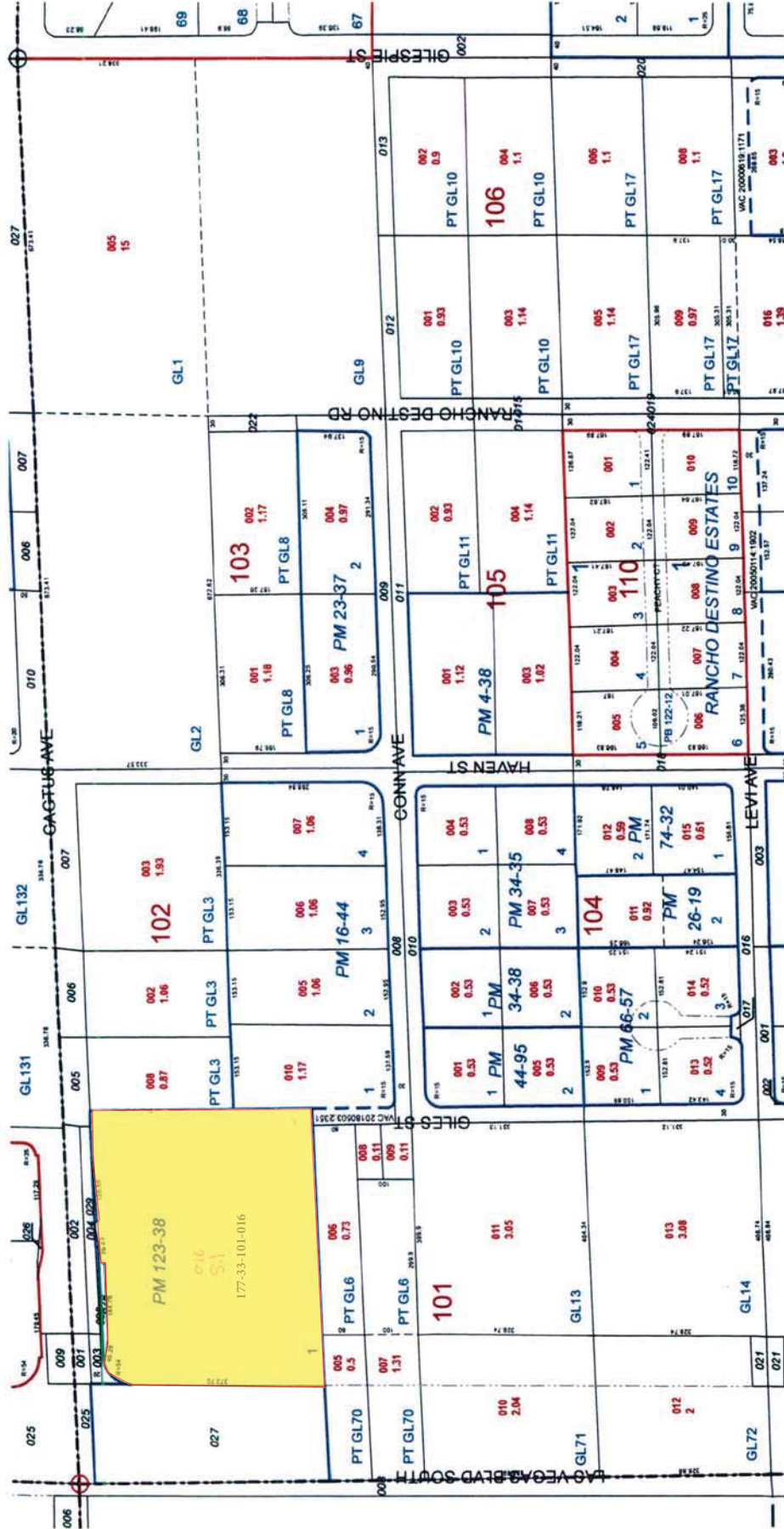
— — — — — PARCEL BOUNDARY
— — — — — SUB BOUNDARY
— — — — — RIGHT OF WAY PCL
— — — — — MATCH / LEADER LINE
— — — — — HISTORIC LOT LINE
— — — — — HISTORIC SUB BOUNDARY
— — — — — HISTORIC PMA D BOUNDARY
— — — — — SECTION LINE

SCALE

1" = 200'

REV

2/15/2019



TAX DIST 635

0+ 8/29/2002.

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

MAP LEGEND

	PARCEL BOUNDARY		CONDOMINIUM UNIT
	SUB BOUNDARY		AIR SPACE PCL
	PMLD BOUNDARY		RIGHT OF WAY PCL
	ROAD EASEMENT		SUB-SURFACE PCL
	MATCH / LEADER LINE		
	HISTORIC LOT LINE		
	HISTORIC SUB BOUNDARY		
	HISTORIC PMLD BOUNDARY		
	SECTION LINE		

177-33-111-001

LAS VEGAS BLVD AND CACTUS COMMERCIAL

PB 166-90

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