

MEMORANDUM

Denis Cederburg
Director

Department of Public Works

TO: LAURA FITZPATRICK, COUNTY TREASURER

FROM: BRIDGET RUSSO, SID COORDINATOR 

SUBJECT: SID NO. 121 – Southern Highlands

DATE: December 15, 2021

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.

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. 126.

BAR

SID 121
District 7586 - Clark County Imp Dist No. 121
REAPPORTIONMENT NO 126

ACRES				
PREVIOUS APN	ASSESSED	UNASSESSED	ORIGINAL ASSESSMENT	DESCRIPTION
191-07-601-006	60.18		\$ 14,319.14	Parcel
191-07-616-024		0.19	NA	Parcel
PREVIOUS APN	60.18	0.19	\$ 14,319.14	
TOTAL ACERAGE	60.37			

ACRES				
NEW APN	ASSESSED	UNASSESSED	ASSESSMENT	DESCRIPTION
191-07-601-008	27.13		\$ 6,455.27	Parcel
191-07-617-001	1.60		\$ 234.54	Lot
191-07-617-002	0.54		\$ 234.54	Lot
191-07-617-003	0.49		\$ 234.54	Lot
191-07-617-004	0.57		\$ 234.54	Lot
191-07-617-005	0.54		\$ 234.54	Lot
191-07-617-006	0.88		\$ 234.54	Lot
191-07-617-007	0.68		\$ 234.55	Lot
191-07-617-008	0.90		\$ 234.55	Lot
191-07-617-009	0.96		\$ 234.55	Lot
191-07-617-010	1.01		\$ 234.55	Lot
191-07-617-011	0.84		\$ 234.55	Lot
191-07-617-012	1.50	0.19	\$ 234.55	Lot
191-07-617-013	2.50		\$ 234.55	Lot
191-07-617-014	1.44		\$ 234.55	Lot
191-07-617-015	1.07		\$ 234.55	Lot
191-07-617-016	1.30		\$ 234.55	Lot
191-07-617-017	0.48		\$ 234.55	Lot
191-07-617-018	0.47		\$ 234.55	Lot
191-07-617-019	0.45		\$ 234.55	Lot
191-07-617-020	0.43		\$ 234.55	Lot
191-07-617-021	0.75		\$ 234.55	Lot
191-07-617-022	0.61		\$ 234.55	Lot
191-07-617-023	0.62		\$ 234.55	Lot
191-07-617-024	9.53		\$ 2,469.28	Parcel
191-07-617-025		0.22		Common Area A
191-07-617-026		0.14		Common Area B
191-07-617-027		0.34		Common Area C
191-07-695-007		1.27		Right-of-Way
191-07-695-008		0.92		Right-of-Way
APN TOTAL	57.29	3.08	\$ 14,319.14	
TOTAL	60.37			

COMMON AREA/RIGHT-OF-WAY: Approximate; Special assessments are not allowed (prohibited) against common elements and public right-of-way parcels.

Treasurer's Notes:

N/A: Parcel within the boundaries of the SID, created from the division of a parcel not assigned an original SID assessment.

Additional background and reference supporting SID 121 Reapportionment #126

Previous APN is a result of SID 121 Reapportionment #117 (8/6/19)

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.

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

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

PARCEL BOUNDARY (Green outline)

SUB BOUNDARY (Blue outline)

PWLD BOUNDARY (Red outline)

ROAD EASEMENT (Yellow outline)

MATCH / LEADER LINE (Dashed line)

HISTORIC LOT LINE (Dotted line)

HISTORIC SUB BOUNDARY (Blue outline)

HISTORIC PWLD BOUNDARY (Red outline)

SECTION LINE (Thick blue line)

CONDOMINIUM UNIT (Green box)

001 PARCEL NUMBER (Red box)

1.00 ACREAGE (Yellow box)

RIGHT OF WAY PQL (Blue box)

202 PARCEL SUB/SEQ NUMBER (Red box)

PB 24-46 BLOCK RECORDING NUMBER (Blue box)

5 PLAT NUMBER (Red box)

5 LOT NUMBER (Blue box)

GLS GOV. LOT NUMBER (Green box)

BOOK **T23S R61E**

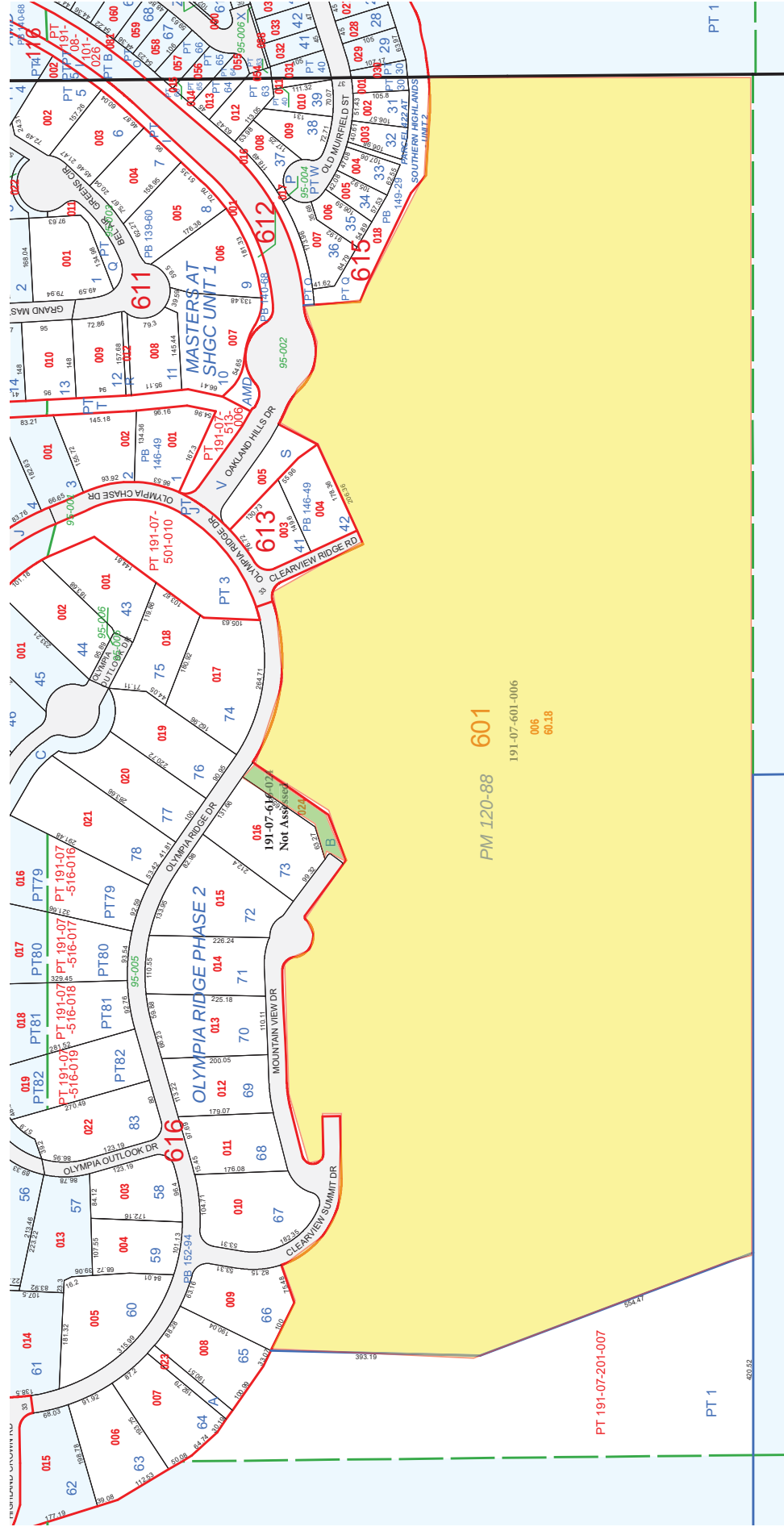
SEC. **7**

MAP **S 2 NE 4**

191-07-6

REV: 6/21/2019

Scale: 1" = 200'



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

191-07-7



MAP **N 2 SE 4**

7

BOOK **T23S R61E**

7

75 176 **177 178**

8 4 8 4

93 192 **191 190**

5 1 5 1

03 204 **205 206**

8 4 8 4

Scale: 1" = 200'

Rev: 6/21/2019

MAP LEGEND

5 1 5 1

NOTES

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PARCEL BOUNDARY **CONDOMINIUM UNIT**

001 ROAD PARCEL NUMBER

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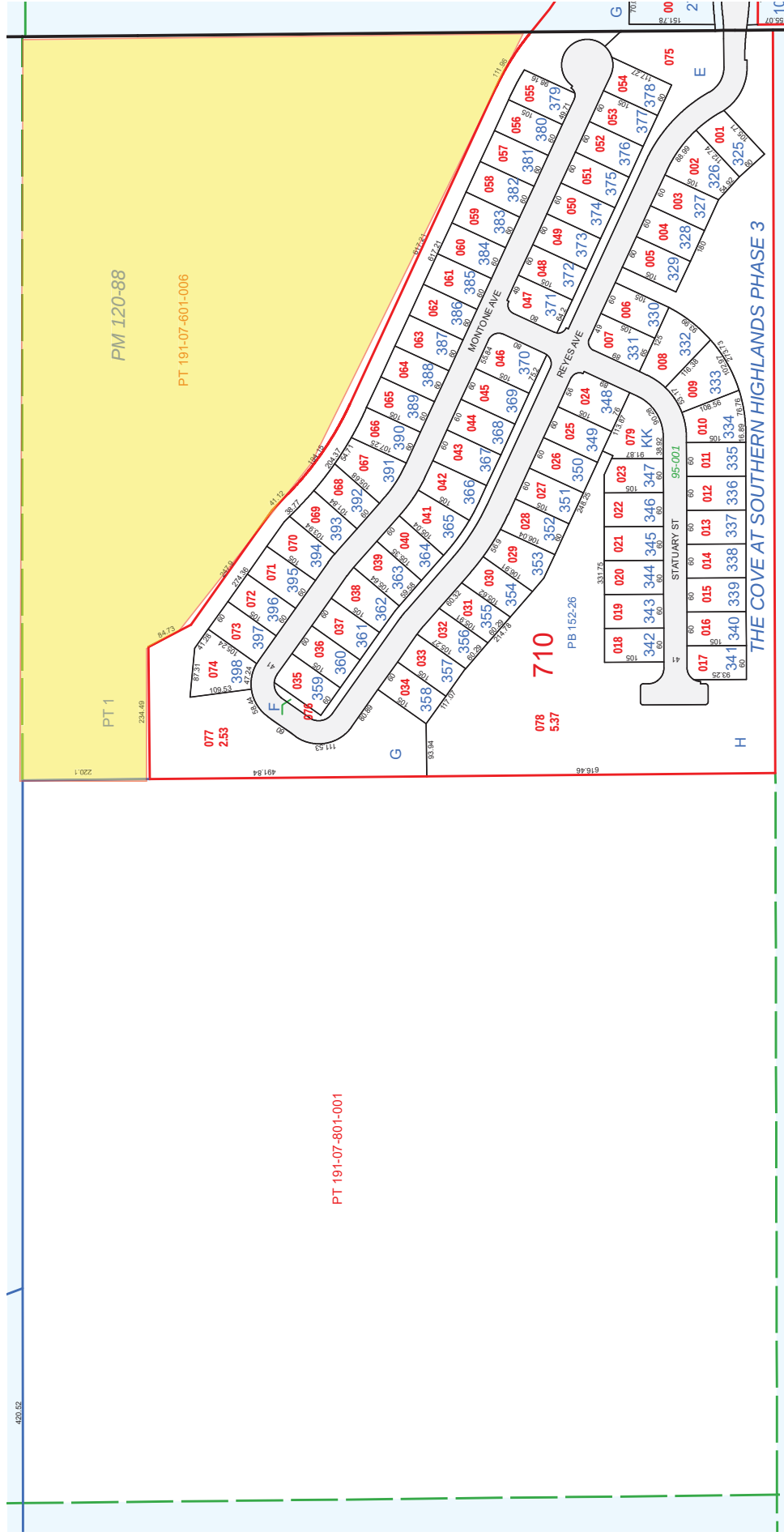
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SECTION LINE (Thick blue line)

CONDOMINIUM UNIT (Green box)

AIR SPACE PCL (Yellow box)

RIGHT OF WAY PCL (Blue box)

SUB-SURFACE PCL (Brown box)

PG 24-46 BLOCK RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GLS GOV. LOT NUMBER

BOOK

T23S R61E

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SEC.

8

PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PG 24-46 BLOCK RECORDING NUMBER

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5 LOT NUMBER

GLS GOV. LOT NUMBER

MAP

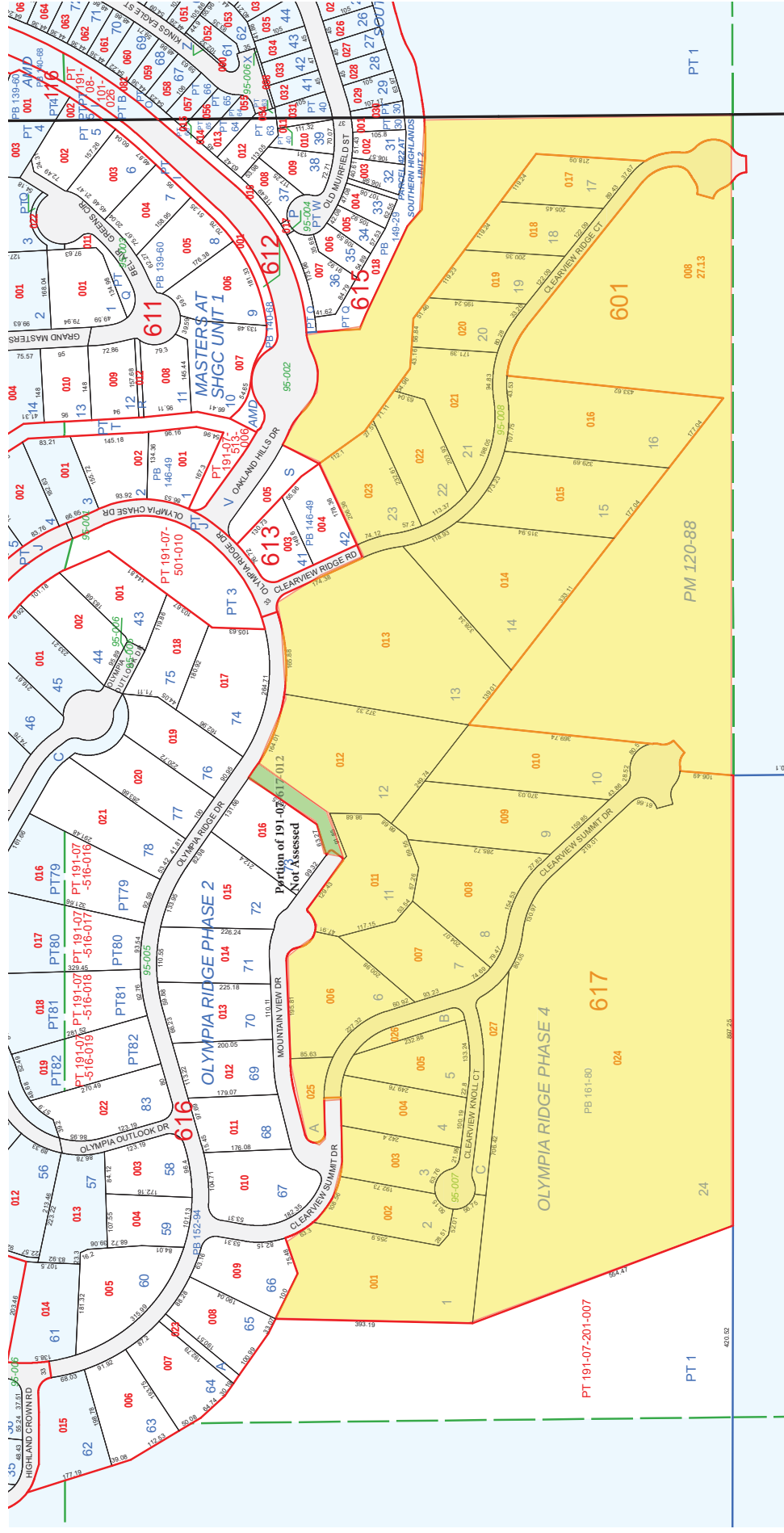
S 2 NE 4

191-07-6

CLARK COUNTY

Rev: 7/15/2020

Scale: 1" = 200'



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

MAP LEGEND

	PARCEL BOUNDARY
	SUB BOUNDARY
	PMD BOUNDARY
	ROAD EASEMENT
	MATCH / LEADER LINE
	HISTORIC LOT LINE
	HISTORIC SUB BOUNDARY
	HISTORIC PMD BOUNDARY
	SECTION LINE

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

7

T23S R61E

191-07-7

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93 192 191 190

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