

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

ACRES		ASSESSMENT	DESCRIPTION
NEW APN	ASSESSED		
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.

For 2/15/19
missing MORGUE

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

177-33-1

N 2 NW 4

33

T2S R61E

Rev 2/15/2019

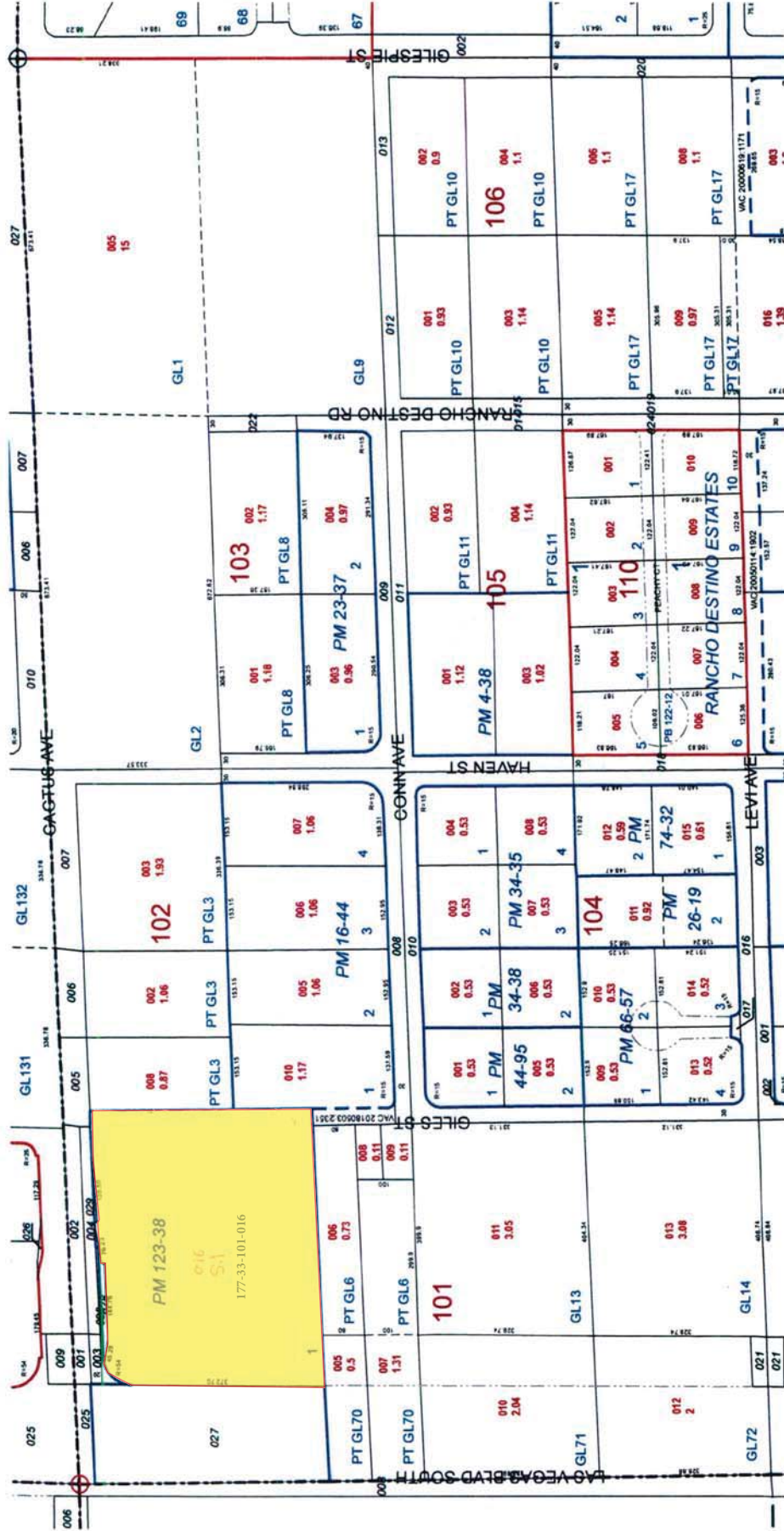
Scale: 1" = 200'

MAP LEGEND

Parcel Boundary: ☐ CONDOMINIUM UNIT ☐ ROAD PARCEL NUMBER
Sub Boundary: ☐ AIR SPACE PCL ☐ PARCEL NUMBER
PMD Boundary: ☐ RIGHT OF WAY PCL ☐ 1.00 ACREAGE
Road Easement: ☐ SUB-SURFACE PCL ☐ 202 PARCEL SURGED NUMBER
Match / Leader Line: ☐ HISTORIC LOT LINE
Historic Sub Boundary: ☐ HISTORIC PMLD BOUNDARY
Section Line: ☐ 5 BLOCK NUMBER
GL 5 GOV. LOT NUMBER

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.
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL



TAX DIST 635

07 8/29/2002

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0 100 200 300 400 500

NOTES

MAP LEGEND

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

CONDOMINIUM UNIT
 AIR SPACE PCL
 RIGHT OF WAY PCL
 SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
 002 PARCEL NUMBER
 100 ACRES
 202 PARCEL SUB/SEQ NUMBER
 PB 24-46 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GLS GOV. LOT NUMBER

163 162 161
 176 177 178
 192 191 190
 204 205 206

33

T22S R61E

N 2 NW 4

177-33-1

Clark County Nevada

Rev: 3/3/2022

Scale: 1" = 200'

