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TAG: Notice of Hearing - Reso 4535

NOTICE OF HEARING ON
ASSESSMENT ROLL AND PROPOSED ASSESSMENTS
AGAINST PARCELS IN THE PECOS ROBINDALE
NEIGHBORHOOD IMPROVEMENT DISTRICT FOR PROJECT MAINTENANCE AND
RELATED ADMINISTRATIVE EXPENSES FOR FISCAL YEAR 2024

NOTICE IS HEREBY GIVEN to the property owners and tenants within the Pecos Robindale Neighborhood Improvement District in the City of Henderson, Nevada, (the "District"), and to all other interested persons that:

Pursuant to the requisite preliminary proceedings set forth in Chapter 271 of the Nevada Revised Statutes (Local Improvements), the City Council of the City of Henderson ("City Council") created the Pecos Robindale Neighborhood Improvement District ("District") and approved a project to improve and maintain the landscaping around the District ("Project"). Specifically, the Project was approved to improve and maintain landscaping at the perimeter of the residential subdivision known as the Pecos-Robindale Estates Phase I and II (commonly known as The Meridian), on Assessor's Parcel Nos.: 178-07-397-001; 178-07-397-002; 178-07-397-003; 178-07-397-005; and 178-07-397-006. The boundaries of the District are the southeast quadrant of Pecos Road and Robindale Road. The parcels to be assessed are each lot shown on the Final Map "Pecos-Robindale Estates Phase I" as recorded, book 43, page 32, and the Final Map "Pecos-Robindale Estates Phase II" as recorded book 47, page 5, of the office of the Clark County Recorder's official records. Project improvements are complete, but the District requires ongoing maintenance of such improvements that will equally benefit all of the property owners in The Meridian.

The City Council determined by Ordinance that the cost and expense of the Project shall be defrayed by special assessments levied against the benefited lots, tracts, and parcels of property within the District. The original Project improvements and Fiscal Year 2019 maintenance and administrative expenses were assessed by Ordinance No. 3535 on October 16, 2018, and project maintenance and administrative costs were assessed annually thereafter. The total amount of the Project maintenance and administrative costs estimated for Fiscal Year 2024 and proposed to be assessed is \$16,827.42. These assessments, if approved, will be billed in one (1) installment on November 1, 2023, and payable on or before December 1, 2023. These proposed assessments will be apportioned equally among all 166 homes located in the District, as set forth more particularly on the Assessment Roll filed with the City Clerk on May 9, 2023. No interest shall accrue on the proposed assessments.

On Tuesday, July 11, 2023, at 4:00 p.m. in the City Council Chambers, located in City Hall, at 240 S. Water Street, in Henderson, Clark County, Nevada, the City Council will consider the Assessment Roll and proposed assessments and will hear all complaints, protests and objections that may be made in writing or verbally concerning the same, by the owner of any tract to be assessed or any interested person.

Any person who objects to the proposed assessments or to the Assessment Roll is entitled to be represented by counsel at the hearing. Any evidence that person desires to present on these issues must be presented at the hearing. EVIDENCE ON THESE ISSUES

THAT IS NOT PRESENTED AT THE HEARING MAY NOT THEREAFTER BE PRESENTED
IN AN ACTION BROUGHT PURSUANT TO NRS 271.395.

Pursuant to NRS 271.380, any complaint, protest, or objection to the regularity, validity and correctness of the Assessment Roll, of each assessment, and of the amount of the assessment levied on each tract must be filed in writing with the City Clerk no later than Thursday, July 6, 2023.

By order of the City Council of City of Henderson, Nevada, and dated this

6th day of JUNE, 2023.

/s/ Jose Luis Valdez

JOSE LUIS VALDEZ, CMC
CITY CLERK