

DESCRIPTION OF LEGAL ADVERTISING	
Ord. 793	
349008	
TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.	
Legal Ad. Cost	14.40
Extra Proofs	
Notary Fee	2.00
Total Amt due	<u>16.40</u>

Washoe County Clerk
 P.O. Box 11130
 Reno, Nv. 89520

MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
March																																
April				x																							x					

PROOF OF PUBLICATION

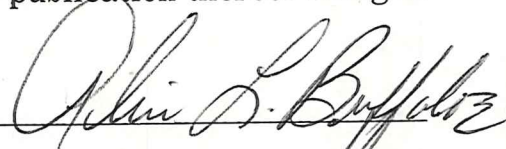
STATE OF NEVADA,
 COUNTY OF WASHOE

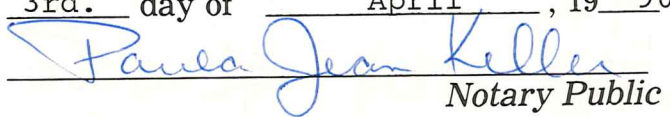
SS.

Alice L. Buffaloe

being first duly sworn, deposes and says: That as the legal clerk of
 the RENO GAZETTE-JOURNAL, a daily newspaper published in
 Reno, Washoe County, State of Nevada, that the notice _____ of

 _____ Ord. 793 _____
 _____ of which a copy is hereto
 attached, was first published in said newspaper in its issue dated the
 27th day of Mar., 1990 and, April 3rd.,
 the full period of 2 days, the last publication thereof being in
 the issue of April 3rd. 1990

Signed 

Subscribed and sworn to before me this
3rd. day of April, 1990

 Notary Public

NOTICE OF COUNTY ORDINANCE NO. 793
 PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 793, Bill No. 968, "An ordinance creating the Mogul Neighborhood Park local improvement district and providing other matters properly relating thereto," was adopted on March 20, 1990, by Commissioners Beck, Cornwall, Lillard, McDowell and Reid.
 Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk.
 Judi Bailey
 County Clerk
 349008-Ord. No. 793
 Mar 27-Apr 3-h1133

PAULA JEAN KELLER
 Notary Public - State of Nevada
 Appointment Recorded In Washoe County
 MY APPOINTMENT EXPIRES MAR. 4, 1991



SUMMARY: Creates the Mogul Neighborhood Park Local Improvement District.

BILL NO. 968

ORDINANCE NO. 793

AN ORDINANCE CREATING THE MOGUL NEIGHBORHOOD PARK LOCAL IMPROVEMENT DISTRICT AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Findings.

1. Pursuant to the provisions of Chapter 271 of NRS, a duly noticed hearing was held on FEBRUARY 13, 1990, at which the board heard comments from citizens concerning the proposed creation of a local improvement district for park maintenance purposes in the Mogul area.
2. The board finds that there were no substantial oral protests in opposition to the creating of the district and that written protests were not filed by the owners of a majority of the parcels within the proposed district.
3. The board finds that creation of the district is within the jurisdiction of the board and would be in the best interest of Washoe County and its residents.
4. The board finds that the value of each parcel within the District upon which a dwelling unit is constructed will increase in that each developed parcel will benefit from the establishment and maintenance of the park, and that undeveloped parcels will benefit from the inherent attractiveness to potential buyers of having a maintained park in the neighborhood in an amount in excess of \$25.00 per year per dwelling unit located on each parcel.

SECTION 2.

Definitions.

As used in this ordinance, unless the context otherwise requires:

1. "Account" means an interest-bearing account in the comptroller's office which may be utilized only for maintenance of the park and which may be drawn upon only by the director of the department of parks and recreation.
2. "Developed parcel" means real property within the district upon which there exists a dwelling unit for which a certificate of occupancy has been issued prior to January 1 of the fiscal year preceding the fiscal year from which the

assessment is made.

3. "District" means the district described in section 3 of this ordinance.

4. "Park" means the park described in section 4 of this ordinance.

SECTION 3.

Creation of district, boundaries.

1. There is hereby created the Mogul Neighborhood Park Local Improvement District.

2. The district will include all of the properties shown on the map which is attached hereto as Exhibit A and which are more particularly described in the legal description which is attached hereto as Exhibit B.

SECTION 4.

Purpose.

The purpose of the assessment is to provide funds for the maintenance of a neighborhood park to be constructed at county expense with residential park construction tax money on a 13-acre parcel of real property owned by the county which is designated as assessor's parcel no. 38-451-01.

SECTION 5.

Assessment; levy, deposit into interest-bearing account.

1. For fiscal year 1990-91, each developed parcel within the district is hereby assessed \$21.00 for each dwelling unit located thereon. The assessment is due and payable on the same date as the first quarterly 1990-91 property tax installment, and shall be included on the tax bill for that installment. All amounts collected shall be deposited in the account.

2. For each fiscal year after 1990-91, each developed parcel within the district is hereby assessed the amount determined pursuant to subsection 3. The assessment is due and payable on the same date as the first quarterly property tax installment for the fiscal year, and shall be included on the tax bill for that installment. All amounts collected shall be deposited in the account.

3. The amount of the annual assessment levied pursuant to subsection 2 shall be determined in the following manner:

(a) On or before October 15 of the fiscal year preceding the fiscal year for which the assessment is made, the director of the department of parks and recreation shall submit a report to the board setting forth the funds remaining in the account and the anticipated expenses of maintaining the park for the next-succeeding fiscal year.

(b) On or before January 15 of the fiscal year preceding the fiscal year for which the assessment is made, the board

shall establish the total dollar amount required for park maintenance during the succeeding fiscal year. If there are funds remaining in the account at that time, those funds shall be utilized for park maintenance for the succeeding fiscal year and the total assessment established by the board will be the difference between the amount of those remaining funds and the total amount required to pay the anticipated park maintenance expenses for the succeeding fiscal year.

(c) The assessment for each developed parcel in the district shall be calculated by the board by dividing the total amount of the assessment by the number of dwelling units on the developed parcels in the district on the date of the calculation. The assessment for a developed parcel may not exceed \$25.00 per dwelling unit located thereon. The board, after calculating the assessment, shall direct the county treasurer to collect the assessment in the manner set forth in section 2 of this section.

SECTION 6.

Future development.

The district includes property which is presently undeveloped but for which future development is anticipated. Such parcels will not be considered as a Developed Parcel as defined in section 2 (2) of this ordinance until such time as a certificate of occupancy is issued for a dwelling unit located thereon.

SECTION 7.

Review Committee.

1. The board shall appoint a committee of five residents of the district to act as a liaison with the director of the department of parks and recreation. The committee members shall be appointed at the first board meeting in April 1990, with three members appointed for a term of one year and two members appointed for a term of two years. Thereafter appointments shall be for a term of two years.

2. The committee shall periodically meet with the director concerning the status of maintenance of the park and shall recommend any changes in maintenance it believes are necessary. The committee shall meet with the director prior to finalization of the department's budget and assist the director in preparation of the budget for maintenance of the park. The committee may also recommend that improvements be made to the park. The reports and recommendations shall be presented to the board for its consideration.

3. The committee shall have reasonable access to the director's books and records relating to the maintenance of the park and the expenditure of moneys collected under the assessment.

SECTION 8.

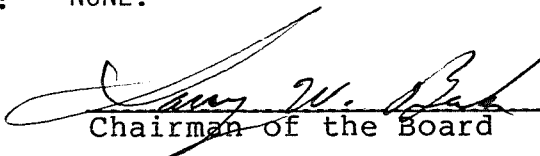
Distribution upon park closure or dissolution of the district.

If the park is permanently closed or an alternate method of funding maintenance of the park is adopted by the board, the district shall be dissolved and any funds remaining in the account shall be equally distributed among the owners of developed parcels within the district at the time of closure who have paid the assessment and have filed valid claims with the county comptroller within 60 days after the county mails a notice of dissolution of the district to those owners.

Proposed on the 27TH day of FEBRUARY, 1990.
Proposed by Commissioner~~s~~ McDOWELL.
Passed on the 20TH day of MARCH, 1990.

Vote:

Ayes: Commissioners: BECK, CORNWALL, LILLARD, McDOWELL & REID.
Nays: Commissioners: NONE.
Absent: Commissioners: NONE.


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 3RD day of APRIL, 1990.

Q: Preparation of roll 271.360/271.375
Hearing re assessment 271.380/271.385
Notice of levy 271.390
Direct assessor, treasurer to note parcels and collect
\$ 271.445