

Summary: An ordinance levying assessments in Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads).

BILL NO. 1655
ORDINANCE NO. 1473
(of Washoe County, Nevada)

AN ORDINANCE CONCERNING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS); ASSESSING THE COST OF A STREET PROJECT AGAINST THE ASSESSABLE TRACTS OF LAND BENEFITED BY THE PROJECT; DESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES FOR DELINQUENT PAYMENTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

WHEREAS, the Board of County Commissioners of the County of Washoe in the State of Nevada (the “Board,” the “County” and the “State,” respectively), has heretofore, pursuant to the requisite preliminary proceedings, created Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) (the “District”), for the purpose of acquiring and constructing a street project as defined in Nevada Revised Statutes (“NRS”) 271.225 (the “Project”); and

WHEREAS, the Board, pursuant to NRS chapter 271 and Resolution No. 03-338 adopted by the Board on March 25, 2003 (the “2003 Provisional Order Resolution”), provisionally ordered the acquisition of a street project as defined in NRS 271.225 within the District; and

WHEREAS, pursuant to Nevada Supreme Court Order of Reversal and Remand filed on July 5, 2006, the Nevada Supreme Court Order Denying Rehearing filed on October 2, 2006, and the District Court Order filed on November 15, 2006 (collectively, the “Orders”), the County has obtained an appraisal, among other things, for parcels in the District showing the increase in market value to the parcels as a result of the elimination of homeowner’s dues; and

WHEREAS, the Board amended the 2003 Provisional Order Resolution by adoption of a resolution on September 8, 2009 (collectively, the “Provisional Order Resolution”), pursuant to which the Board declared its determination to create the District for the purpose of acquiring and constructing the Project, stating therein the extent of the improvements, that the

cost and expense thereof shall be paid by special assessment, and that the assessments are to be made according to benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made; and

WHEREAS, pursuant to the Provisional Order Resolution, the Board gave notice (in the manner specified by NRS 271.305) of the filing of the preliminary plans, assessment plat, preliminary assessment roll, typical section of the contemplated improvements, preliminary estimate of cost, and estimate of maximum benefits, and of the time and place of hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, all owners of property to be assessed and interested persons so desiring were permitted to file a written complaint, protest or objection or to appear before the Board on Tuesday, October 13, 2009, and be heard as to the propriety and advisability of acquiring the Project provisionally ordered, as to the cost thereof, and manner of payment therefor, and as to the amount thereof to be assessed against said property; and

WHEREAS, all written and oral objections and protests received were duly considered, and the Board has determined that it is in the best interests of the District, the County, and the inhabitants thereof to create the District as theretofore proposed; and

WHEREAS, the owners of lots which will pay one-half or more of the assessments (as shown in the preliminary assessment roll) did not file written protests or objections and the protests or objections received were received from owners of lots in the District who, in the aggregate, will pay less than one-half of the assessments (as shown in the Preliminary Assessment Roll); and

WHEREAS, every written complaint, protest and other objection was found to be without sufficient merit and was overruled by the Board by a resolution passed and approved on October 13, 2009 (the "Protest Resolution") except as stated in the Protest Resolution; and

WHEREAS, any person filing a written complaint, protest or objection shall have the right, within thirty (30) days after the Board has finally passed on such complaint, protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination; and

WHEREAS, pursuant to the Settlement Agreement and Release among the County, the appellants (the “Appellants”) in Nevada Supreme Court Case No. 57585 (Ahlmeyer et al. vs. County of Washoe) and the Spanish Springs Valley Ranches Property Owners’ Association dated March 23, 2011, the Appellants, who own parcels within the District, have agreed to dismiss the appeal in Nevada Supreme Court Case No. 57585; and

WHEREAS, in accordance with NRS 271.357, the Board considered all applications for hardship filed with the County Clerk and determined to grant one hardship as stated in the Protest Resolution for APN 076-300-18 and that no other qualifying hardships were granted; and

WHEREAS, the District has been created by an ordinance adopted on June 28, 2011, under the provisions of NRS Chapter 271, the Consolidated Local Improvements Law; and

WHEREAS, the Board has heretofore determined that a portion of the cost and expense of the Project is to be paid by special assessments levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, the Board has heretofore determined and does hereby declare that the net cost to the County of all improvements in the District (including all necessary incidentals which either have been or will be incurred in connection with the District) is \$10,287,000 of which \$10,286,999.76 is to be assessed upon the benefited lots, tracts and parcels of land in the District for the Project and \$0.24 of which may be paid from other sources; and

WHEREAS, the Board, by a resolution duly adopted, directed the licensed engineer of Washoe County, Nevada, Engineering Division, as the engineer for the County with respect to the District (the “Engineer”) to make out a preliminary assessment roll; and

WHEREAS, after determination of the portion of the costs of such work to be paid by the property specially benefited, the Board, together with the Engineer, made out an assessment roll containing, among other things, the names and addresses of the last-known owners of the property to be assessed, or if not known that the name is “unknown”, a description of each lot, tract or parcel of land to be assessed, and the amount of the assessment thereon, and the Engineer reported the assessment roll to the Board and filed the assessment roll with the County Clerk; and

WHEREAS, the Board thereupon fixed a time and place of Tuesday, September 27, 2011 at 6:00 p.m., at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, Reno, Nevada, when all complaints, protests and objections to the assessment roll, to the amount of the assessments, and to the regularity of the proceedings in making such assessments, by the owners of the property specially benefited by, and proposed to be assessed for, the Project in the District, by any person interested, and by any parties aggrieved by such assessments, would be heard and considered by the Board; and

WHEREAS, the Board caused the assessment roll to be filed in the records of the office of the County Clerk on August 23, 2011; and the County Clerk by publication, and the Engineer by mail, gave the requisite notice of the time and place of such hearing, of the filing of the assessment roll in the office of the County Clerk, of the date of filing the same, and of the right of any such person so to object specifically in writing and of the waiver of any objection in the absence of such objection; and

WHEREAS, at the time and place so designated the Board met to hear and determine all objections so filed or made orally by any interested party; and

WHEREAS, each written protest and oral complaint, objection and protest was duly considered; and

WHEREAS, all complaints, protests and objections, both written and oral, were found to be without sufficient merit and overruled; and

WHEREAS, by a resolution duly adopted on September 27, 2011 (the "Assessment Protest Resolution"), the Board if it determined necessary, modified, corrected and revised the assessment roll and, corrected and revised, confirmed the assessment roll to be in final form; and

WHEREAS, the assessments do not exceed the benefits to the property assessed nor that portion of the total cost of the Project payable from assessments as heretofore determined; and

WHEREAS, it is incumbent upon the Board to provide when the assessments shall become due and the penalties payable after any delinquency.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

Section 1. This ordinance shall be known as, and may be cited by, the short title "Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) Assessment Ordinance" (the "Ordinance").

Section 2. The Board has heretofore determined, and does hereby declare, that each and every complaint, protest and objection made in connection with the District is without sufficient merit and the same be, and the same hereby is, overruled, and finally passed on by the Board, except as provided in the Assessment Protest Resolution.

Section 3. All actions, proceedings, matters and things heretofore taken, had and done by the County and the officers thereof (not inconsistent with the provisions of this Ordinance) concerning Special Assessment District No. 32, including, but not limited to, the acquisition of the Project and the validation and confirmation of the assessment roll and the assessments therein, be, and the same hereby are, ratified, approved and confirmed.

Section 4. For the purpose of paying the costs and expenses of the Project, the amounts and assessments shown in the assessment roll, as filed in the office of the County Clerk on August 23, 2011 and as modified and confirmed by the Assessment Protest Resolution (the "Final Assessment Roll"), are hereby levied and assessed against the lots, tracts and parcels of land in the District (being all those specially benefited by the Project) and described in the Final Assessment Roll.

Section 5. The assessments shall be due and payable at the office of the County Treasurer within 30 days after this Ordinance becomes effective, without interest and without demand; provided, that all or any part of such assessments may, at the election of the owner, be paid in installments, with interest, as hereinafter provided. Failure to pay the whole assessment within the period of 30 days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in installments the amount of the assessment then unpaid. In case of such election to pay in installments, the unpaid assessments shall be payable in forty (40) substantially equal semiannual installments which will include both principal and interest until paid in full. Interest in all cases on the unpaid and deferred installments of principal will be charged from the effective date of this Ordinance. Both principal and interest on such assessments shall be payable semiannually at the office of the County Treasurer of Washoe County on March 1 and September 1 in each year, commencing on March 1, 2012. After the effective date of this Ordinance and before assessment bonds are

issued, the Board shall, by resolution, fix or adjust or authorize the County Manager or Finance Director of the County to fix or adjust, the rate of interest on the unpaid and deferred installments of assessments which will not exceed by more than 1% the highest rate of interest payable on the District's assessments bonds at any maturity. Before assessment bonds are issued or if assessment bonds are not issued, the rate of interest on unpaid installments of assessments shall be 7% or otherwise established by resolution of the Board or as fixed or adjusted by the County Manager or County Finance Director. The effective interest rate on the District's assessment bonds will not exceed the then effective statutory maximum rate. Such limit currently states that the interest rate may not exceed by more than three percent (3%) the "Index of Twenty Bonds" which is most recently published in The Bond Buyer before bids for the bonds are received, or before a negotiated offer for the sale of such bonds is accepted. In no event will the interest rate on assessment bonds or unpaid assessments exceed 14%. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the County, the exercise of the option to be indicated by the commencement of foreclosure proceedings by the County; and the whole amount of the unpaid principal and accrued interest shall, after such delinquency, whether the option is or is not exercised, bear penalty at the rate of two percent (2%) (or at any higher rate authorized by statute) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of payment, with interest thereon and all penalties accrued, and shall thereupon be restored to the right, thereafter, to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole amount or any portion of the unpaid principal with interest accruing thereon to the next interest payment date, together with the payment of a penalty for such prepayment not to exceed five percent (5%) of the principal of the installments so prepaid. The Board may by ordinance or resolution, at any time, adjust the 2% delinquency penalty and 5% prepayment penalty provided herein. The Board hereby authorizes the County Treasurer to reduce or waive for good cause the collection of any penalties assessed pursuant to NRS 271.415(4) and any interest incurred pursuant to NRS 271.585.

Section 6. The amounts assessed against each parcel as set forth in the Final Assessment Roll shall be a lien upon the lots, tracts and parcels of land from the effective date of this Ordinance (i.e. \$10,286,999.76) until paid. The lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general or other taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor. Such amounts shall continue to be a lien upon the lots, tracts and parcels of land assessed until paid in full (including all principal and the interest thereon, and any penalties and collection costs).

Section 7. In case any such lot, tract or parcel of land so assessed is delinquent in the payment of such assessment or any installment of principal or interest, the Board shall forthwith cause the owner of such delinquent property, if known, to be immediately notified in writing of such delinquency, by first-class mail, postage prepaid, addressed to the addressee's last known address. If such delinquency is not be paid within 10 days after such notice has been given by deposit in the United States mail, then the assessment shall be enforced by the County, as provided by law with the other taxes in the general assessment roll of the County, and in the same manner. Nothing herein shall be construed as preventing the County from collecting any assessment by suit in the name of the governing body as provided in NRS 271.625, or by the method provided by NRS 271.540 to 271.620 if so ordered by the Board. The Final Assessment Roll and the certified copy of this Ordinance shall be prima facie evidence of the regularity of the proceedings in making the assessment and of the right to recover judgment therefor. If the foreclosure is not promptly filed and prosecuted, then any bondholder may file and prosecute the foreclosure action in the name of the County.

Section 8. The County Clerk is hereby directed to deliver to the County Assessor and the County Treasurer of Washoe County a copy of the Final Assessment Roll containing a description of the lots, tracts and parcels of land being assessed, with the amount of the assessment levied upon each and the name and address of the owner or owners against whom the assessment was made; and the County Treasurer is additionally directed to collect the several sums so assessed as a tax upon the several tracts to which they were assessed.

Section 9. The County Clerk is hereby directed to deliver to the County Recorder of Washoe County for recordation, a copy of the Final Assessment Roll, endorsed by

the County Clerk as the Final Assessment Roll designated in the Ordinance, together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer who has been directed by the Board to collect the assessments.

Section 10. In accordance with NRS 271.405(7), the County Clerk shall give notice by publication in the Reno Gazette-Journal (a newspaper of general circulation in the County and published at least once a week) at least once a week for 3 consecutive weeks, by 3 weekly insertions, the first such publication to be at least 15 days prior to the end of the 30-day period stating that the assessments have been levied and are due and payable. The notice shall further state that payment must be made in full prior to the end of the 30 day period to avoid paying interest on the assessment. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Such service by publication shall be verified by the affidavit of the publishers and filed with the County Clerk. In accordance with NRS 271.390(2) and NRS 271.415(5) the County Treasurer must also give written notice of the levy of assessments by mailing a copy of such notice, postage prepaid, at least 20 days prior to the end of the 30 day period, to the owner or owners of all property upon which the assessment was levied at his or her last-known address or addresses. Proof of such mailing shall be made by the affidavit of the County Clerk, the Engineer or any deputy thereof and such proof shall be filed with the County Clerk, provided, however, that failure to mail any such notice or notices shall not invalidate any assessment or any other proceedings concerning the District. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the County Clerk until all special assessments shall have been paid in full, as to both principal and interest, or until any claim is barred by an appropriate statute of limitations. The Board hereby determines that the manner of giving notice herein provided by publication and by mail is reasonably calculated to inform the parties of the proceedings concerning the District and the levy of assessments which may directly and adversely affect their legally protected interests.

Section 11. The notice provided for in NRS 271.390(2), NRS 271.405(7) and NRS 271.415(5) and in Section 11 of this Ordinance shall be in substantially the following form:

(Form of Notice)

*Amount of Assessment \$ _____

*Description of property assessed Assessor's Parcel No. _____

(*Included in mailed, not published, notice.)

NOTICE TO PROPERTY OWNERS OF THE LEVY OF ASSESSMENTS FOR IMPROVEMENTS IN WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS).

NOTICE IS HEREBY GIVEN to the owners of all property upon which an assessment has been levied, and other interested persons that, by an ordinance duly passed, adopted, signed and approved on October 25, 2011 (the "Ordinance"), there was levied and assessed a portion of the cost and expense of such improvements against the lots, tracts and parcels of land specially benefited by the local improvements in what is commonly designated as "Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads)" (the lots, tracts and parcels of land being more specifically described in the assessment roll designated in the Ordinance).

Assessments are due and payable at the office of the County Treasurer of Washoe County, in Reno, Nevada, on or before December 5, 2011, being at least 30 days after the effective date of the Ordinance, without interest and without demand, provided that all, or any part of such assessments may, at the election of the owner, be paid in installments, with interest as hereinafter provided. Failure to pay the whole assessment within the 30-day period will be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay the unpaid assessment in installments. In case of such election to pay in installments, the unpaid assessments will be payable in forty (40) substantially equal semiannual installments which include principal and interest. Interest in all cases on the unpaid and deferred installments of principal will be charged from November 4, 2011 (i.e., the effective date of the Ordinance), both principal and interest being payable semiannually at the office of the County Treasurer of Washoe County, Reno, Nevada, on March 1 and September 1, commencing on March 1, 2012. After the effective date of the Ordinance and before assessment bonds are issued (or if bonds are not issued) the Board shall fix or adjust, or authorize the County Manager or Finance Director of the County to fix or adjust, the rate of interest on the unpaid and deferred installments of assessments which will not exceed by more than 1% the highest rate of interest payable on the District's assessment bonds at any maturity. Before assessment bonds are issued or if assessment bonds are not issued, the rate of interest on unpaid installments of assessments shall be 7% or otherwise established by resolution of the Board or as fixed or adjusted by the County Manager or County Finance Director. The effective interest rate on the District's assessment bonds will not exceed the then effective statutory maximum rate. Such limit currently states that the interest rate may not exceed by more than 3% the "Index of Twenty Bonds" which shall have been most recently published before bids for the bonds are received, or

before a negotiated offer for the sale of such bonds is accepted. In no event will the interest rate on assessment bonds or unpaid assessments exceed 14%. Failure to pay any assessment installment, whether of principal or interest, when due will cause the whole amount of the unpaid principal to become due and payable immediately, at the option of the County, the exercise of the option to be indicated by the commencement of foreclosure proceedings by the County; and the whole amount of the unpaid principal and accrued interest will, after such delinquency, whether or not the County's option is exercised, bear penalty interest at the rate of two percent (2%) (or at any higher rate authorized by statute) per month (not prorated for any portion of the month) on the unpaid balance of the assessment and accrued interest, until the day of sale or until paid. At any time prior to the date of the sale, the owner may pay the amount of all delinquent installments originally becoming due on or before the date of payment, with the interest thereon and all penalties accrued, and will thereupon be restored to the right, thereafter, to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any assessment installment or payment may, at any time, pay the whole amount or any portion of the unpaid principal with interest accruing thereon to the next interest payment date, together with the payment of a penalty for such prepayment not to exceed five percent (5%) of the principal of the installments so prepaid.

Pursuant to NRS 271.395, within 15 days after the effective date of the Ordinance, any person who has filed a complaint, protest or objection in writing in the manner provided by NRS 271.380 may commence an action or suit in any court of competent jurisdiction to correct or set aside the determination. Judicial review of the proceedings in any action brought pursuant to NRS 271.395 is limited to any complaint, protest or objection to the assessment roll, the regularity, validity and correctness of each assessment, the amount of each assessment, or the regularity, validity and correctness of any other proceedings occurring after the date of the hearing described in NRS 271.301 and before the date of the hearing governed by NRS 271.385. Thereafter all actions or suits attacking the regularity, validity and correctness of the proceedings, of the assessment roll, of each assessment contained in the assessment roll, and of the amount of the assessment levied on each tract, including the defense of confiscation, are perpetually barred.

The amounts assessed as aforesaid constitute a lien upon the lots, tracts and parcels of land from November 4, 2011 (the effective date of the Ordinance), which lien shall be co-equal with the latest lien thereon to secure the payment of general taxes and prior and superior to all other liens, claims, encumbrances and titles (other than the liens of assessments and general taxes). The sale of any such lot, tract or parcel of land for general taxes shall not relieve such lot, tract or parcel of land from such assessment or the lien therefor.

DATED: October 25, 2011.

(End of Form of Notice)

Section 12. The officers of the County be, and the same hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds therefor.

Section 13. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 14. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Section 15. In accordance with NRS Section 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such ordinance by publication at least ten (10) days before the date set for such hearing, (i.e., at least ten (10) days before October 25, 2011), such publication to be in substantially the following form:

[Form of Notice of Filing of the Ordinance]

BILL NO. _____

ORDINANCE NO. _____

(of Washoe County, Nevada)

**NOTICE OF PUBLIC HEARING BEFORE THE
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, in Reno, Washoe County, Nevada at 6:00 p.m., on Tuesday, October 25, 2011, for the purpose of hearing objections to the adoption of a proposed ordinance (the "Ordinance"). At such hearing, interested persons may present their views. The Ordinance is entitled:

AN ORDINANCE CONCERNING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS); ASSESSING THE COST OF A STREET PROJECT AGAINST THE ASSESSABLE TRACTS OF LAND BENEFITED BY THE PROJECT; DESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES FOR DELINQUENT PAYMENTS; AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.

An adequate summary of the Ordinance is as follows:

Section 1 states that the Ordinance shall be known as the "Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) Assessment Ordinance"; Section 2 dispenses with complaints, protests and objections made in connection with the District; Section 3 and 4 ratify, approve and confirm all consistent prior action taken in connection with Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) and levy assessments against all specially benefited property in Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) as set forth in the assessment roll filed with the County Clerk on August 23, 2011, except as modified by the September 27, 2011 resolution.

Section 5 provides for the time and conditions for the payment of the assessments including, but not necessarily limited to, provisions for the payment of the assessments without interest during a 30-day period, for the election to pay the assessments in forty (40) substantially equal semi-annual installments, for the option to accelerate the payment of principal in the case of failure to pay any installment of principal or interest, for the payment of 2% per month (or higher) penalty interest and other penalties, for the restoration of the right to pay in installments on certain payments being made before date of sale, and for the prepayment of any assessment or any portion of an assessment at anytime under specified conditions; provides for a prepayment penalty of not to exceed 5%; provides for the interest rate on the assessment installments to be established after the adoption of the assessment ordinance.

Section 6 provides that the amounts assessed shall constitute a lien on the lots, tracts and parcels of land in the District co-equal of that with general taxes and prior and superior to all other liens, claims, encumbrances and titles and that the lien shall survive other foreclosure sales.

Section 7 provides for mailed notice to the owner of any delinquent property in case of delinquency in assessment payments; provides for the duty of the Board to foreclose such lien, as provided by law, if the assessment is not paid within 10 days after such notice; and provides for the collection of delinquent assessments.

Section 8 directs the County Clerk to deliver the assessment roll to the County Assessor and the County Treasurer and directs the County Treasurer to collect the assessments.

Section 9 pledges, for the crediting to or payment of the assessments, certain revenues, if any, appertaining to the facilities of the District which are financed with the proceeds of the assessments levied pursuant to the Ordinance if and to the extent provided by the Board and designated for such use; provides the proportion in which credits are to be applied; directs credits of paid installments to be made in cash; and prioritizes the application of credits towards current installments of principal, current payments of interest, and future installments of principal and interest, for unpaid individual assessments.

Section 10 directs the County Clerk to deliver to the County Recorder for recordation, the assessment roll together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer; Sections 11 and 12 direct notice that assessments have been levied and are due and payable and provide specific forms for publication and mailing of such notice; Section 13 authorizes and directs the officers of the County to take all action necessary or appropriate to effectuate the provisions of the Ordinance; Sections 14 and 15 provide that conflicting resolutions and ordinances are repealed and that if any provision of the Ordinance is invalid it does not affect the remaining provisions of the Ordinance; Section 16 provides for a public hearing on the adoption of the Ordinance and this form of notice of that hearing; and Section 17 provides for the effective date of the Ordinance and for publication of the Ordinance by title after it has been adopted.

Copies of the Bill are on file in the office of the County Clerk in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada, for public examination. The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing.

IN WITNESS WHEREOF, the Board of County Commissioners, Washoe County, Nevada, has ordered this notice to be published.

DATED: September 27, 2011.

(SEAL)

/s/ Amy Harvey
County Clerk

[End of Form of Notice of Filing of the Ordinance]

Section 16. This Ordinance shall be in effect from and after its publication as hereinafter provided, and after this Ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk, this Ordinance shall be published by title only, together with the names of the Commissioners voting for or against its passage, and with a statement that typewritten copies of the Ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Reno Gazette-Journal, a newspaper published and having general circulation in the County, at least once a week for a period of two (2) weeks by two (2) insertions, pursuant to NRS 244.100 and all laws thereunto enabling, such publication to be in substantially the following form:

[Form for Notice of Adoption of the Ordinance]
BILL NO. _____
ORDINANCE NO. _____
(of Washoe County, Nevada)

**AN ORDINANCE CONCERNING WASHOE COUNTY,
NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32
(SPANISH SPRINGS VALLEY RANCHES ROADS);
ASSESSING THE COST OF A STREET PROJECT
AGAINST THE ASSESSABLE TRACTS OF LAND
BENEFITED BY THE PROJECT; DESCRIBING THE
MANNER FOR THE COLLECTION AND PAYMENT OF
THE ASSESSMENTS; PROVIDING PENALTIES FOR
DELINQUENT PAYMENTS; AND PROVIDING OTHER
DETAILS IN CONNECTION THEREWITH.**

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on September 27, 2011 and was passed and adopted without amendment at a regular meeting held not more than 35 days thereafter (i.e., at the regular meeting on October 25, 2011) by the following vote of the Board of County Commissioners:

Those Voting Aye:

John Breternitz
David Humke
Kitty Jung
Robert M. Larkin
Bonnie Weber

Those Voting Nay:

Those Absent:

This ordinance shall be in full force and effect from and after the date of the second publication of such ordinance by its title only on November 4, 2011.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only.

DATED: October 25, 2011.

/s/ John Breternitz
Chairman
Board of County Commissioners
Washoe County, Nevada

(SEAL)

Attest:

/s/ Amy Harvey

County Clerk

[End of Form of Notice of Adoption of the Ordinance]

Proposed on September 27, 2011.

Proposed by Commissioner Larkin.

Passed October 25, 2011.

Vote:

Ayes:

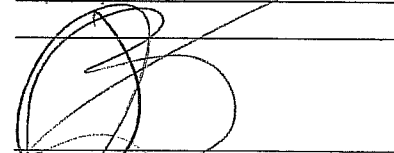
John Breternitz
David Humke
Kitty Jung
Robert M. Larkin
Bonnie Weber

Nays:

none

Absent:

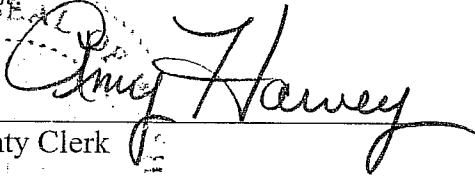
none



Chairman
Board of County Commissioners
Washoe County, Nevada

(SEAL)

Attest:



County Clerk

This ordinance shall be in force and effect from and after November 4, 2011 (the date of the second publication of such ordinance by its title only).

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

I am the duly chosen, qualified and acting County Clerk of Washoe County (the “County”), in the State of Nevada, and the Board of County Commissioners of the County (the “Board”) and do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance introduced and read by title on September 27, 2011 and adopted on October 25, 2011 (the “Ordinance”). The Ordinance relates to Special Assessment District No. 32 (the “District”). Except as recited in this paragraph, no other actions were taken concerning the District at such meetings.

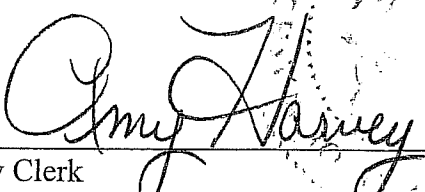
2. All members of the Board were given due and proper notice of such meetings, and the members of the Board voted on the Ordinance as set forth in the Ordinance.

3. The original of the Ordinance has been approved and authenticated by the signatures of the Chairman of the Board and myself as County Clerk, and has been recorded in the minute book of the Board kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

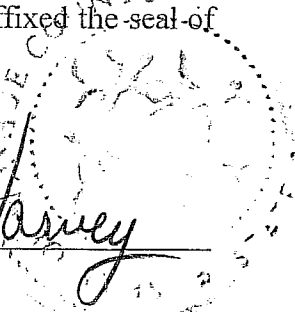
4. An affidavit of publication of the “Notice of Filing of the Ordinance” is attached hereto as Exhibit C.

5. An affidavit of publication of the “Notice of Adoption of the Ordinance” is attached hereto as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the County this Oct. 25, 2011.



County Clerk
Washoe County, Nevada



(SEAL)

The undersigned does hereby certify:

1. All members of the Board were given due and proper notice of the meetings held on September 27, 2011 and October 25, 2011.

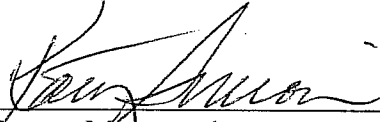
2. Public notice of such meetings was given and such meetings were held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notices of the meetings and excerpts from the agendas for the meetings relating to the Ordinance, as posted not later than 9:00 a.m. on the third working day prior to the meetings, on the County's website, and at the following locations:

- (i) Washoe County Administration Complex
1001 East Ninth Street, Bldg. A
Reno, Nevada
- (ii) Washoe County Courthouse-Clerk's Office
Virginia and Court Streets
Reno, Nevada
- (iii) Washoe County Central Library
301 South Center Street
Reno, Nevada
- (iv) Sparks Justice Court
630 Greenbrae Drive
Sparks, Nevada

are attached as Exhibit A and Exhibit B.

3. Prior to 9:00 a.m. at least 3 working days before such meetings, such notices were mailed to each person, if any, who has requested notice of meetings of the Board in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

IN WITNESS WHEREOF, I have hereunto set my hand this October 25, 2011.



County Manager (or representative thereof)
Washoe County, Nevada

EXHIBIT A

(Attach Copy of Notice of September 27, 2011 Meeting)

COUNTY COMMISSIONERS

John Breternitz, Chairman
Bonnie Weber, Vice-Chairman
David Humke
Kitty Jung
Bob Larkin

COUNTY MANAGER

Katy Simon

**ASSISTANT
DISTRICT ATTORNEY**

Paul Lipparelli

NOTICE OF MEETING AND AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

September 27, 2011

***NOTE TIME CHANGE* 8:00 a.m.**

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Items listed in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless removed from the Consent section. The Board of County Commissioners may take short breaks approximately every 90 minutes.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

Time Limits. Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to two minutes per person. Additionally, public comment of two minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to Public Comments. The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item:

****Commissioners'/Manager's Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda**.**

6:00 p.m.

Public Hearings. (Note: Items listed under this heading only will be heard at or after the noted time. In no case will they be heard before the stated time. Due to public testimony and discussion, time expended on the items in this category can vary.)

25. Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads)--Public Works. (Commission District 4)--Notice of filing of assessment roll, of the opportunity to file written complaints, protests, or objections, and of the assessment roll hearing, all concerning that certain area to be assessed for a street project within the Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads).

AND

Recommendation to approve and authorize Chairman to execute a Resolution Concerning Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); considering complaints, protests, and objections made to the assessments at the hearing on the Assessment Roll and making determinations thereon; validating and confirming the Assessment Roll; providing other details in connection therewith; and if approved, authorize the use of funds from the Special Assessment District Debt Surplus and Deficiency Fund to fund the assessment for parcels granted an economic hardship.

AND

26. Introduction and first reading of an Ordinance Concerning Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); assessing the cost of a street project against the assessable tracts of land benefited by the project; describing the manner for the collection and payment of the assessments; providing penalties for delinquent payments; and providing other details in connection therewith.
27. Second reading and adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving Amendment of Conditions Case No. AC 11-004, to amend Development Agreement Case Number DA 06-004 for Gannett Family Trust. The proposed Amendment of Conditions will extend the deadline for filing a final map for Tentative Parcel Map Case No's PM06-026, PM06-027, and PM06-028 for two years from the date of the signing by the Chair of the Washoe County Commission; and authorize Chairman to execute First Amendment to the Development Agreement between Washoe County and the Gannett Family Trust. (Bill No. 1652)--Community Development. (Commission District 4.)
28. Second reading and adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving Amendment of Conditions Case No. AC 11-005, to amend Development Agreement Case Number DA 06-005 for Trust Company of America. The proposed Amendment of Conditions will extend the deadline for filing a final map for Tentative Parcel Map Case No's PM06-031, PM06-032, and PM06-033 for two years from the date of the signing by the Chair of the Washoe County Commission; and authorize Chairman to execute First Amendment to the Development Agreement between Washoe County and the Trust Company of America. (Bill No. 1653)--Community Development. (Commission District 4.)

EXHIBIT B

(Attach Copy of Notice of October 25, 2011 Meeting)

COUNTY COMMISSIONERS

John Breternitz, Chairman
Bonnie Weber, Vice-Chairman
David Humke
Kitty Jung
Bob Larkin

COUNTY MANAGER

Katy Simon

**ASSISTANT
DISTRICT ATTORNEY**

Paul Lipparelli

NOTICE OF MEETING AND AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

October 25, 2011

10:00 a.m.

NOTE: Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Items listed in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless removed from the Consent section. The Board of County Commissioners may take short breaks approximately every 90 minutes.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

Time Limits. Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to two minutes per person. Additionally, public comment of two minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to Public Comments. The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item:

“*Commissioners’/Manager’s Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda”.

13. Recommendation to approve and execute an Ordinance authorizing the issuance of the Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) local improvement district bonds, Series 2011 in the maximum aggregate principal amount of \$10,286,999.76 to finance the cost of street improvements; and providing for adoption as if an emergency exists; and providing the effective date hereof and other matters properly related thereto--Finance. (Commission District 4.)
14. Recommendation to implement Board-approved budget reduction plans as follows: approve a new 1.0 FTE Program Assistant position for the County Manager's Office; eliminate 1.0 FTE Library Assistant III position for the Library; create two .34 FTE Library Assistant II positions; and approve reclassification requests submitted through the annual budget job evaluation and classification process as evaluated by the Job Evaluation Committee. These adjustments have been included in either the Fiscal Year 2012 budget process or part of a department 10% reduction scenario that is anticipated to net \$16.2 million savings across all funds--Human Resources. (All Commission Districts.)
15. Recommendation to authorize Washoe County Department of Water Resources to utilize an existing contract with Western Nevada Supply for the purchase of new Sensus Flexnet units, water meter registers and associated components, [estimated amount of \$370,000] (Fiscal Year 2011-2012), from Department of Water Resources CIP account funded solely by customer water rates--Purchasing. (All Commission Districts.)
16. Recommendation to approve Independent Contractor Agreement for Services between the County of Washoe and Jeana O. Millard for the period of September 1, 2011 through September 30, 2012 [not to exceed \$150,000] as sole source (federal grant: Initiative to Reduce Long Term Foster Care, 11.11% County match) to develop and implement enhancements to the UNITY database and create management reports to support the development and implementation of the federal Permanency Innovation Initiative (PII) grant; and if approved authorize Chairman to execute Agreement--Social Services. (All Commission Districts.)
17. Recommendation to review the adopted 2011 North Valleys Regional Park Master Plan and provide direction to staff on the priorities for the design and construction of individual elements of the plan and approve the use of \$1,000,000 from the Sierra Sage Water Right Proceeds for the ongoing maintenance of new facilities constructed in the North Valleys Regional Park--Regional Parks and Open Space. (Commission District 5.) *Plan on file in County Manager's Office.*
18. Introduction and first reading of an Ordinance approving Development Code Amendment Case Number DCA11-001. The proposed Development Code Amendment will change the name of the existing regulatory zone of "General Rural Residential" to "General Rural Agricultural" and will change some of the allowed and permitted uses presently found in the "General Rural Residential" regulatory zone to allowed and permitted uses from the pre-1993 regulatory zone of A-7, as recommended for adoption by the Washoe County Planning Commission; and if approved, set the public hearing and second reading of the Ordinance for November 8, 2011 at 6:00 p.m.--Community Development. (All Commission Districts.)

EXHIBIT C

(Attach Affidavit of Publication of "Notice of Filing of the Ordinance")

WASHOE COUNTY
COMPTROLLER

RENO NEWSPAPERS INC

Publishers of

2011 OCT 17 AM 10:04

Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200

Legal Advertising Office 775.788.6394

WASHOE CO
PO BOX 11130
RENO NV 89520-0027

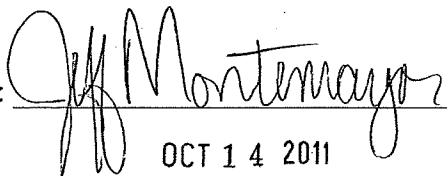
Customer Acct# 349008
PO# PH
Ad# 1000765622
Legal Ad Cost \$227.11

STATE OF NEVADA
COUNTY OF WASHOE

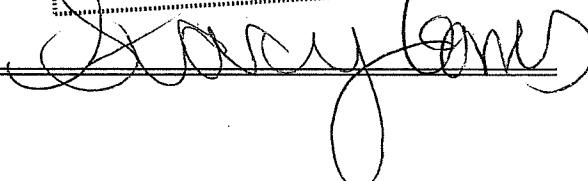
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **10/14/2011 - 10/14/2011**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:


OCT 14 2011





Proof of Publication

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, in Reno, Washoe County, Nevada at 6:00 p.m., on Tuesday, October 25, 2011, for the purpose of hearing objections to the adoption of a proposed ordinance (the "Ordinance"). At such hearing, interested persons may present their views. The Ordinance is entitled: An ordinance concerning Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); assessing the cost of a street project against the assessable tracts of land benefited by the project; describing the manner for the collection and payment of the assessments; providing penalties for delinquent payments; and providing other details in connection therewith. An adequate summary of the Ordinance is as follows: Section 1 states that the Ordinance shall be known as the "Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) Assessment Ordinance"; Section 2 dispenses with complaints, protests and objections made in connection with the District; Section 3 and 4 ratify, approve and confirm all consistent prior action taken in connection with Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) and levy assessments against all specially benefited property in

Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) as set forth in the assessment roll filed with the County Clerk on August 23, 2011, except as modified by the September 27, 2011 resolution. Section 5 provides for the time and conditions for the payment of the assessments including, but not necessarily limited to, provisions for the payment of the assessments without interest during a 30-day period, for the election to pay the assessments in forty (40) substantially equal semiannual installments, for the option to accelerate the payment of principal in the case of failure to pay any installment of principal or interest, for the payment of 2% per month (or higher) penalty interest and other penalties, for the restoration of the right to pay in installments on certain payments being made before date of sale, and for the prepayment of any assessment or any portion of an assessment at anytime under specified conditions; provides for a prepayment penalty of not to exceed 5%; provides for the interest rate on the assessment installments to be established after the adoption of the assessment ordinance. Section 6 provides that the amounts assessed shall constitute a lien on the lots, tracts and parcels of land in the District co-equal of that with general taxes and prior and superior to all other liens, claims, encumbrances and titles and that the lien shall survive other foreclosure sales. Section 7 provides for mailed notice to the owner of any delinquent property in case of delinquency in assessment payments; provides for the duty of the Board to foreclose such lien, as provided by law, if the assessment is not paid within 10 days after such notice; and provides for the collection of delinquent assessments. Section 8 directs the County Clerk to deliver the assessment roll to the County Assessor and the County Treasurer and directs the County Treasurer to collect the assessments. Section 9 pledges, for the crediting to or payment of the assessments, certain revenues, if any, appertaining to the facilities of the District which are financed with the proceeds of the assessments levied pursuant to the Ordinance if and to the extent provided by the Board and designated for such use; provides the proportion in which credits are to be applied; directs credits of paid installments to be made in cash; and prioritizes the application of credits towards current installments of principal, current payments of interest, and future installments of principal and interest, for unpaid individual assessments. Section 10 directs the County Clerk to deliver to the County Recorder for recordation, the assessment roll together with a statement that the current payment status of any of the assessments may be obtained from the County Treasurer; Sections 11 and 12 direct notice that assessments have been levied and are due and payable and provide specific forms for publication and mailing of such notice; Section 13 authorizes and directs the officers of the County to take all action necessary or appropriate to effectuate the provisions of the Ordinance; Sections 14 and 15 provide that conflicting resolutions and ordinances are repealed and that if any provision of the Ordinance is invalid it does not affect the remaining provisions of the Ordinance; Section 16 provides for a public hearing on the adoption of the Ordinance and this form of notice of that hearing; and Section 17 provides for the effective date of the Ordinance and for publication of the Ordinance by title after it has been adopted. Copies of the Bill are on file in the office of the County Clerk in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada, for public examination. The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within 35 days after the date of the final public hearing. IN WITNESS WHEREOF, the Board of County Commissioners, Washoe County, Nevada, has ordered this notice to be published. DATED: September 27, 2011. Anyone wishing to protest or affirm may do so by appearing at the above-named time and place. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 765622 Oct 14, 2011

EXHIBIT D

(Attach Affidavit of Publication of "Notice of Adoption of the Ordinance" twice by title)

RENO NEWSPAPERS INC

Publishers of

Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200

Legal Advertising Office 775.788.6394

WASHOE CO
PO BOX 11130
RENO NV 89520-0027

Customer Acct# 349008
PO# BILL 1655
Ad# 1000766562
Legal Ad Cost \$173.54

STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **10/28/2011 - 11/04/2011**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: 





NOV 4 2011

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO.1473 BILL NO. 1655 An Ordinance concerning Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); assessing the cost of a street project against the assessable tracts of land benefited by the project; describing the manner for the collection and payment of the assessments; providing penalties for delinquent payments; and providing other details in connection therewith. NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on September 27, 2011 and was passed and adopted without amendment at a regular meeting held not more than 35 days thereafter (i.e., at the regular meeting on October 25, 2011) by the following vote of the Board of County Commissioners: Those voting Aye: John Breternitz, David Humke, Kitty Jung, Robert M. Larkin Those Voting Nay: None Those Absent: None This ordinance shall be in full force and effect from and after the date of the second publication of such ordinance by its title only on November 4, 2011. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this

1473

ordinance to be published by title only. DATED: October 26, 2011. AMY HARVEY, Washoe
County Clerk and Clerk of the Board of County Commissioners No. 766562 Oct. 28, Nov. 4,
2011