CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

Petitioner: Laura B. Fitzpatrick, County Treasurer

Recommendation:

That the Board of County Commissioners direct the County Treasurer to apportion, combine, or combine and reapportion the unpaid balances of special assessments for Special Improvement District Number 159 (Summerlin Village 16A) on original Assessor’s Parcel Numbers and approve the apportionment, combination, or reapportionment to current Assessor’s Parcel Numbers as follows:

176-06-310-004, 176-06-310-008, 176-06-710-001 thru -004, 176-06-710-006 thru -011 to 176-06-712-001 thru -010;

as applicable, and that the Board find that the combining or reapportioning of assessments will not materially or adversely impair the obligation of the County with respect to any outstanding bond secured by assessments or 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; and accept the deed for Assessor Parcel Number 176-06-712-002; and accept and authorize the Director of Real Property Management to sign the access easement agreement for Assessor Parcel Number 176-06-712-002. (For possible action)

FISCAL IMPACT:

Fund #: 3990.098  Fund Name: SID #159 Summerlin Village 16A Debt Svc
Fund Center: 1020210000  Funded Pgm/Grant: N/A
Description: Special Improvement District Debt Service  Amount: N/A

Additional Comments:
No fiscal impact

BACKGROUND:

Pursuant to NRS 271.425, the County has the authority to apportion, combine, or combine and reapportion uncollected amounts upon lands that have been divided, combined, or combined and redivided. These divisions or combinations have been requested by the County of Clark, Department of Public Works per the attached memorandum. {SID 159 Reapportionment #19}

In addition to the requested reapportionment the Third Amendment to the Development Agreement (Agreement) between the County and Howard Hughes Properties Inc. and The Howard Hughes Corporation (Howard Hughes), requires Howard Hughes to convey to the County, at no cost, land for a fire station located near the intersection of Maule Avenue and Grand Canyon Drive. Howard Hughes is deeding to the County APN 176-06-712-002 pursuant to the Agreement, which will be exempted from any special improvement assessment.

Due to the location of the potential fire station, Howard Hughes and the County have entered into an Access Easement Agreement to grant an easement for vehicular and pedestrian across the Easement Area for the benefit of the County’s parcel for access to Maule Avenue.

The owners of the property have signed an affidavit of waiver and consent that provides unanimous written consent for all the owners of property whose assessments will be increased by the reapportionment. This meets the requirements of NRS 271.425 and Assessment Ordinance No. 4336.

Respectfully submitted,

Laura B. Fitzpatrick, County Treasurer

Cleared for Agenda

10/2/2018
Agenda Item # 52