



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** May 20, 2021

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: PUBLIC HEARING: For Discussion Only: Public hearing regarding the filing of the Fiscal Year ("FY") 2022 assessment roll for the South Carson Neighborhood Improvement District ("SCNID"), to consider written objections concerning that area to be assessed, and to consider all complaints, protests and objections to the assessment pursuant to NRS 271.385. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: Pursuant to NRS 271.380 and 271.385, 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 Clerk or Planning Division at least 3 days before the assessment hearing. 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 previously regarding the SCNID shall be deemed waived unless filed in writing within the time and in the manner provided above. The proposed assessment amount for FY 2022 is \$69,620, distributed between property owners as shown on the assessment roll in Exhibit A to the resolution and ordinance.

Agenda Action: Other / Presentation **Time Requested:** 5 minutes

Proposed Motion

No action; PUBLIC HEARING only.

Board's Strategic Goal

Economic Development

Previous Action

April 15, 2021: The Board of Supervisors adopted a resolution estimating the SCNID assessment roll for FY 2022 at \$68,870 for the purpose of paying for maintenance of the South Carson Street Complete Streets Project, fixing the time and place to hear protests regarding the assessment for May 20, 2021, and directing staff to provide notice of the public hearing.

Background/Issues & Analysis

The South Carson Complete Streets project included full street improvements from 5th Street to Appion Way, as well as significant upgrades and expansion to critical utility infrastructure along the corridor. The purpose of the SCNID is to provide for the ongoing maintenance of sidewalks, landscaping, pedestrian and bike pathways, and other street furniture and amenities within the SCNID area. The assessment will not be used for roadway maintenance, which comes from other funding sources.

The property assessment consists of 50% weighting of parcel area and 50% weighting of frontage length. The total assessment to property owners in the first year will be \$69,620, which is the first-year base assessment amount of \$119,620 minus \$50,000, the amount estimated to be collected in the first year for City right-of-way licenses along South Carson Street. The proposed FY 2022 SCNID assessment for each property is attached.

NRS Chapter 271 provides for the annual procedures for implementing a NID assessment. The SCNID items on this agenda include the required actions to implement the annual assessment of properties within the SCNID. Pursuant to NRS 271.380 and 271.385, any complaint, protest or objection to the SCNID must be made in writing at least three days before the public hearing. A complaint, protest or objection may be made with regard to: a) the assessment roll; b) the regularity, validity and correctness of each assessment; c) the amount of each assessment; or d) the regularity, validity and correctness of any other proceedings occurring after the adoption of the ordinance establishing the SCNID.

Notification of the SCNID assessment, the procedures for applying for Hardship Determination, and procedures for making complaints, protests and objections were sent out to each property within the SCNID and published in accordance with NRS Chapter 271. As of May 7, 2021, when this staff report was submitted, no written protests had been received. Any protests received between May 7 and the Board of Supervisors meeting will be submitted to the Board when received.

If you have questions regarding this item, contact Hope Sullivan at 283-7922 or hsullivan@carson.org.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: 2373050-500349 Contractual Services for payments. Revenue SCNID Assessment 2370083-415100.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The collection of the SCNID assessment is for the costs of supplemental improvements and services above and beyond those provided by the City, specifically ongoing garbage collection and sidewalk and landscaping maintenance. The City will continue to contribute its share of the costs per the ordinance establishing the SCNID.

Alternatives

N/A, Public Hearing only.

Attachments:

[NID-2021-0119 \(SCNID\) attachment.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

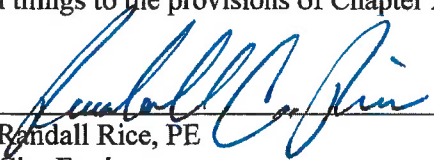
(Vote Recorded By)

South Carson Neighborhood Improvement District
FY 2022
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Randall Rice, PE
City Engineer

Dated at Carson City, Nevada, April 1st, 2021.

Estimated Annual Maintenance Cost =	\$141,860
Existing City Cost to Maintain South Carson Street Corridor =	(\$22,240)
Estimated Annual South Carson License Fee Revenue =	(\$50,000)
Annual Assessment Cost to SCNID =	<u>\$69,620</u>

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	SJR HOLDINGS LLC &	DESERT HILLS MOTEL	1010 S CARSON ST	34,674	204	\$407
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$144
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$243
306306	V-R PROPERTY MANAGEMENT	GAS N SAVE MART	1360 S CARSON ST	20,038	130	\$254
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$194
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$418
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$135
306311	CLEMMENSEN FAMILY TRUST 3/11/87	CARSON DERMATOLOGY	1100 S CARSON ST	16,553	99	\$197
306312	1122 SOUTH CARSON LLC	ARBY'S ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$196
306313	BENJAMIN P & LYDIA CHAYRA TR		1218 S CARSON ST	6,534	95	\$161
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,117
306318	CHAYRA BENJAMIN P & LYDIA	ARNULFO MEXICAN FOOD	1250 S CARSON ST	42,079	196	\$417
306319	CHAYRA BENJAMIN P & LYDIA	CHINA BISTRO	1280 S CARSON ST	61,420	113	\$350
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$42
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$297
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$128
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$338
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$878
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$369
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$46
330201	STATE OF NEVADA DEPT OF TRAN		2180 S CARSON ST	443,876	0	\$1,311
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$297
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	1	\$940
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	0	\$1,504
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$191
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$2,982
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$370
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$46
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$183
401207	CCPD PROPERTIES LLC		230 FAIRVIEW DR	18,295	0	\$54
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$593
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$1,475
401229	JAMES J STEVENSON, A CORP		250 FAIRVIEW DR	63,031	0	\$186
401231	SOUTHERLAND, RUDI		222 FAIRVIEW DR	67,954	443	\$863
401232	CARSON OUTPARCEL LLC	OFFICE DEPOT	236 FAIRVIEW DR	35,719	0	\$106
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$501
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$81
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$524
405513	PIONEER MOTEL LLC	GATEWAY MOTEL	907 S CARSON ST	28,750	170	\$339
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$120
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$207
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$17
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$115
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$180
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$79
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$129
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$10

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$8
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$12
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$4
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$177
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$1,472
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$539
905119	CAMPAGNI PROPERTIES LTD PARTNER		2443 S CURRY ST	43,037	0	\$127
905121	D&P REAL ESTATE GROUP LLC	MICHAEL'S CYCLE WORKS	2680 S CARSON ST	55,565	103	\$318
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$567
905209	RNE CAPITAL LLC	VALLEY GLASS	2250 S CARSON ST	127,631	163	\$621
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$23
905211	COFFEE ROAD INVESTMENT LLC	OUT OF BOUNDS	2310 S CARSON ST #1	9,148	0	\$27
905212	COMMON GROUND CARSON	SPARKY'S BAR AND GRILL	2310 S CARSON ST #4	7,405	0	\$22
905215	LIU 2007 FAMILY TRUST 9/4/07		2330 S CARSON ST	5,663	0	\$17
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$21
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$475
905220	SUNRISE LLC		2310 S CARSON ST #5	3,049	0	\$9
905221	BLUE HORIZONS LLC		2310 S CARSON ST #6	2,614	0	\$8
905222	SUMMIT INVESTMENT HOLDINGS LLC		2310 S CARSON ST #7	3,485	0	\$10
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$13
905224	2350 CARSON LLC		2350 S CARSON ST #3	3,572	0	\$11
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST #2A	4,356	0	\$13
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$802
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$23
905228	DOGGIE DAYS INVESTMENTS LLC		2405 CURRY ST	37,405	0	\$111
905229	SGCJ HALEN FAM TRUST 6/19/2002		2321 CURRY ST	41,639	0	\$123
911108	CUSTOM TRUCK ACCESSORIES INC	MINI LUBE GARAGE	3212 S CARSON ST	13,068	112	\$206
911109	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3244 S CARSON ST	17,424	146	\$270
911126	SFP-B LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$658
911128	CAPITOL CARWASH LLC		3390 S CARSON ST	66,647	311	\$662
911129	SARA M DONNAN TRUST 6/10/87	APPLEBEE'S	3300 S CARSON ST	54,014	215	\$481
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$403
911134	EDWARD & SONG LLC	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$498
911135	THEO PROPERTIES LLC		2910 S CARSON ST	146,362	364	\$977
911136	THEO PROPERTIES LLC		2800 S CARSON ST	187,308	412	\$1,169
911137	SLR BUILDING INC	SIERRA NEVADA SPAS	3270 S CARSON ST	49,266	147	\$365
911138	MARTINDALE INVESTMENTS 2 LLC		3217 S CURRY ST	41,034	0	\$121
911139	CARSON CITY NISSAN RE, LLC	NISSAN	2750 S CARSON ST	173,369	296	\$955
911201	STIVER LLC		3479 S CARSON ST	34,848	129	\$296
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$499
911206	TEIXEIRA FAM LIV TRUST 9/21/17	V & T SELF STORAGE	3301 S CARSON ST	39,204	47	\$186
911207	M & M ETCHEMENDY TRUST 6/19/02	MILL HOUSE INN	3251 S CARSON ST	153,331	200	\$752
911208	WILLIAM D LANDRY 0402 TRUST		3201 S CARSON ST	96,703	130	\$480
911209	SMILEY GORDON L	BONANZA MOBILE HOME PARK	3179 S CARSON ST	121,532	247	\$728
911210	ERSKINE, GENE REV LIVING TRUST	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$238
911211	KASSELS ANDREW S		3101 S CARSON ST	20,909	70	\$166
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$378
911222	CBERT LLC		3355 S CARSON ST	30,492	101	\$241
911223	ANDREA T MANCUSO FAMILY LTD	CHERRY CREEK APARTMENTS	3349 S CARSON ST	114,127	73	\$446
911225	NORTHERN NEVADA COMSTOCK INV	GRANDMA HATTIES	2811 S CARSON ST	42,689	146	\$344
911227	YEAGER FAMILY TRUST 8/26/96		187 SONOMA ST	44,562	0	\$132
911231	HITTENMILLER-DEAN TRUST	CARSON TAHOE VETERINARY	3389 S CARSON ST	29,621	100	\$237
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$271

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911233	CARSON DODGE-CHRYSLER, INC		2929 S CARSON ST	210,830	373	\$1,181
911245	AMC LAND & CATTLE LLC	CARSON DODGE CHRYSLER	3059 S CARSON ST	170,320	249	\$876
911246	SHIVJI HOSPITALITY LLC	SUPER 8 MOTEL	2829 S CARSON ST	46,086	146	\$354
911247	SANDHU, JAGROOP SINGH & ET AL		SONOMA ST	44,562	0	\$132
911301	BEST VALUE MOTEL LLC	BEST VALUE MOTEL	2731 S CARSON ST	52,708	100	\$305
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$591
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$211
911304	YEAGER FAMILY TRUST 8/26/96		172 SONOMA ST	43,560	0	\$129
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$731
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$745
912302	MGP IX PROPERTIES LLC	JACK IN THE BOX (SOUTH)	3665 S CARSON ST	28,750	154	\$315
912303	MGP IX PROPERTIES LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$783
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$720
912311	MGP IX PROPERTIES LLC		3667 S CARSON ST	37,462	196	\$404
912312	MGP IX PROPERTIES LLC		3815 S CARSON ST	25,265	146	\$293
912314	MGP IX PROPERTIES LLC		3849 S CARSON ST	27,007	220	\$409
912315	MGP IX PROPERTIES LLC	IHOP	3883 S CARSON ST	25,265	195	\$366
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$452
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$398
912510	EDEN MANAGERMENTS		3947 S CARSON ST	42,689	238	\$482
912514	J C PENNEY PROPERTIES, INC	J C PENNEY'S	3939 S CARSON ST	256,568	0	\$758
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$174
912519	CARSON CITY PROPERTY LLC		4201 S CARSON ST	86,684	0	\$256
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$232
912522	CARSON SOUTHGATE LLC	BIG LOTS/BIG 5	4219 S CARSON ST	210,395	0	\$622
912523	CARSON SOUTHGATE LLC		4277 S CARSON ST	36,939	0	\$109
912524	CARSON SOUTHGATE LLC	BURLINGTON COAT FACTORY	4209 S CARSON ST	274,428	69	\$914
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$417
915207	CAMPAGNI PROPERTIES LTD		3550 S CARSON ST	87,120	274	\$667
915210	CAMPAGNI PROPERTIES LTD PARTNER		S CURRY ST / KOONTZ LN	40,075	0	\$118
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$764
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$355
915306	JJ SUMMERS LLC	TACO BELL (SOUTH)	4050 S CARSON ST	44,431	157	\$366
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$347
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$419
915309	SUMMERS FAMILY LLC		288 W CLEARVIEW DR	45,302	0	\$134
915310	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$134
915311	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$134
915312	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$134
915317	CARSON GAMING LLC	CASINO FANDANGO	3800 S CARSON ST	324,958	657	\$1,942
915318	CARSON GAMING HOTELS LLC		3870 S CARSON ST	79,933	296	\$679
915319	JODA LIMITED PARTNERSHIP	MICHAEL HOHL MOTOR CO	3700 S CARSON ST	369,824	626	\$2,029
916106	AVITIA AVEL		4389 S CARSON ST	24,829	87	\$203
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$240
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$120
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$60
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$10
916120	DBB HOLDINGS INC			39,204	0	\$116
916310	JODA LIMITED PARTNERSHIP		4501 S CARSON ST	45,302	0	\$134
916311	JODA LIMITED PARTNERSHIP			19,602	0	\$58
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$919
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$368

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
916707	TANGLEWOOD NEVADA LLC	CARSON LANES	4600 SNYDER AVE	161,608	333	\$975
919111	DUFUR ESPERANZA GUARDIAN			34,848	0	\$103
919114	HARRIS HOMES INC		4729 S CARSON ST	171,191	338	\$1,011
919120	DUFUR ESPERANZA GUARDIAN		4769 S CARSON ST	7,405	796	\$1,212
926207	CLEARVIEW LLC		4326 S CARSON ST	31,363	0	\$93
926208	SIMEON PROPERTIES LLC	SAVE MART SOUTH	4348 S CARSON ST	190,793	339	\$1,071
926209	CLEARVIEW LLC	HERITAGE BANK	4222 S CARSON ST	35,327	262	\$496
926605	BWI PROPERTIES LLC		4530 S CARSON ST #1	21,083	0	\$62
926606	4500 SOUTH CARSON LLC		4500 S CARSON ST	7,841	0	\$23
926607	BWI PROPERTIES LLC		4560 S CARSON ST #1	5,706	0	\$17
926608	CARSON TAHOE QUAIL CENTER			112,515	598	\$1,227
926609	BWI PROPERTIES LLC		4620 S CARSON ST #1	6,621	0	\$20
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$103
926802	KR-CARSON & APPION LLC		211 W APPION WAY	17,860	66	\$151
928203	JAMO NURSERY INC		4751 COCHISE ST	49,833	105	\$304
928204	BURGENER-CLARK LLC		4849 COCHISE ST	35,327	296	\$547
928205	BURGENER-CLARK LLC		4881 COCHISE ST	21,083	144	\$278
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$674
*add 00 to left of #			Totals	11,782,248	23,280	\$69,620

NOTICE OF PUBLIC HEARING #1
South Carson Neighborhood Improvement District Establishment
(Also see Notice #2 on reverse side.)

You are receiving this notice in accordance with NRS Chapter 271 because you are an owner of property located within the proposed Carson City South Carson Neighborhood Improvement District (“SCNID”), and your property may be subject to an assessment to help pay for the South Carson Street Complete Streets Project maintenance.

You are hereby notified that the Carson City Board of Supervisors will conduct a public hearing on Thursday, May 20, 2021, beginning at 8:30 a.m. regarding the establishment of the Carson City South Carson Neighborhood Improvement District (“SCNID”). The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

The purpose of SCNID is to assess the property owners within the SCNID to help pay for the ongoing maintenance of sidewalks, pathways, landscaping and associated amenities that are part of the recently completed South Carson Street Complete Streets Project. The project is a “neighborhood improvement project” as defined in NRS 271.147. The estimated first-year cost of maintenance is \$141,860, with \$22,240 to be paid by Carson City, \$50,750 to be using City right-of-way licensing fees collected from properties within the SCNID, and \$68,870 to be paid through an assessment of the property owners within the SCNID. In order to assess property owners in proportion to the benefit received from the project improvements, 50% of the property owners’ assessment will be distributed among the owners based on the properties’ lineal frontage length abutting South Carson Street or abutting a City right-of-way property fronting on South Carson Street, and 50% of the property owners’ assessment will be distributed among the owners based on the parcel size. The assessments will be included in the property tax bill, payable in quarterly installments when property tax payments are due. Interest on unpaid assessment installments is charged by the Assessor at a rate of 4% if the first installment becomes delinquent, 5% for the second installment, 6% for the third installment and 7% for the last installment. The improvements to be maintained are located within the SCNID boundaries, which generally encompass the properties along S. Carson Street from 5th Street to the I-580 freeway to the south, and properties within that area between S. Carson Street and Curry Street/Cochise Street and properties on the west side of S. Carson Street, more specifically defined in the SCNID boundary map available at www.carson.org/planning. A description of the tracts to be assessed, the maximum amount of benefits estimated to be conferred on each such tract and all proceedings in the premises are contained in the provisional order and resolution for the SCNID approved by the Board of Supervisors on April 15, 2021, and is on file and can be examined at the Clerk’s Office, the Planning Division office or downloaded from www.carson.org/planning.

All written objections to the project must be filed with the Clerk’s Office or Planning Division at least 3 days before the time set for the hearing. A person should object to the formation of the district using the procedure outlined in this notice if the person’s support for the district is based upon a statement or representation concerning the project that is not contained in the language of the notice. If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect: (1) The person is entitled to be represented by counsel at the hearing; (2) Any evidence the person desires to present on these issues must be presented at the hearing; and (3) Evidence on these issues that are not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315. A person who owns or resides within a tract in the proposed improvement district may file a protest to inclusion in the assessment plat pursuant to NRS 271.392. Pursuant to NRS 271.306, if written remonstrances by the owners of tracts constituting one-third or more of the basis for the computation of assessments for the neighborhood improvement project are presented to the Board of Supervisors, the Board of Supervisors shall not proceed with the neighborhood improvement project.

(See reverse side for additional notice.)

NOTICE OF PUBLIC HEARING #2
South Carson Neighborhood Improvement District Assessment
(Also see Notice #1 on reverse side.)

You are receiving this notice in accordance with NRS Chapter 271 because you are an owner of property located within the Carson City South Carson Neighborhood Improvement District (“SCNID”), and your property is subject to an assessment to help pay for the South Carson Street Complete Streets Project maintenance.

You are hereby notified that the Carson City Board of Supervisors will conduct a public hearing on Thursday, May 20, 2021, beginning at 8:30 a.m. regarding the SCNID assessment, as further described below. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada. Please refer to the published agenda at www.carson.org/agendas prior to the meeting for more information regarding the placement of the item on the agenda.

In accordance with the provisions of NRS Chapter 271, the estimated assessment for the SCNID was approved by the Board of Supervisors on April 15, 2021 and filed with the Carson City Clerk-Recorder. A copy of the proposed assessment roll for each property and SCNID boundary map can be obtained from the Carson City Planning Division at 108 E. Proctor Street or downloaded from the Planning Division webpage at www.carson.org/planning. The estimated assessment for FY 2022 is as follows:

Total FY 2022 maintenance cost estimate:	\$141,860
City’s share of costs:	\$ 22,240
Property owners’ share of costs:	\$119,620
City right-of-way license fees credited to owners’ costs:	\$ 50,000
Total estimated FY 2022 property owners’ assessment:	\$ 69,620

The Board of Supervisors will hear all complaints, protests and objections made in writing or verbally regarding the assessment roll or the proposed assessments at the public hearing on May 20, 2021. 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 parcel must be filed in writing with the City Clerk, Planning Division office (108 E. Proctor Street, Carson City NV 89701), or City Hall Executive Offices at least 3 days before the assessment hearing. 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 prior proceedings occurring regarding the SCNID, shall be deemed waived unless filed in writing within the time and in the manner provided above. If a person objects to the assessment roll or to the proposed assessments, the person is entitled to be represented by counsel at the hearing. Any evidence the person desires to present on these issues must be presented at the hearing, and 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.

You may qualify for a Hardship Determination to defer your assessment if your annual household income is less than 50% of the Carson City area median income. An application for Hardship Determination may be obtained from and submitted to the Carson City Health and Human Services Department, 900 E. Long Street, Carson City. Hardship Determination applications will also be considered by the Board of Supervisors at the above-noted meeting on May 20, 2021. (Note: Approval of a Hardship Determination defers the requirement to pay the SCNID assessment but does not eliminate the requirement.)

For further information regarding the SCNID, please go to www.carson.org/planning or contact Hope Sullivan, Planning Manager, at (775) 283-7922.

(See reverse side for additional notice.)