

Summary - An Ordinance Creating the
Gardnerville Ranchos General Improvement District

BILL NO. 147

ORDINANCE NO. 147
(of Douglas County, Nevada)

AN ORDINANCE CREATING THE GARDNERVILLE RANCHOS
GENERAL IMPROVEMENT DISTRICT PROPOSED FOR PAV-
ING, CURBS, GUTTERS, SIDEWALKS, STORM DRAINAGE,
SANITARY SEWER IMPROVEMENTS, WATER IMPROVEMENTS,
STREET LIGHTING, AND GARBAGE AND REFUSE COLLEC-
TION AND DISPOSAL; AND DECLARING AN EMERGENCY

WHEREAS, on the 17th day of March, 1965, this Board
adopted an Ordinance numbered 146, entitled "An Ordinance
Initiating Proceedings for the Organization of the Gardnerville
Ranchos General Improvement District Proposed for Paving, Curbs,
Gutters, Sidewalks, Storm Drainage, Sanitary Sewer Improvements,
Water Improvements, Street Lighting, and Garbage and Refuse
Collection and Disposal; Providing for Publication and Notice of
Hearing and Hearing on the Creation of the District and Declaring
an Emergency", wherein it did provide for the publication of
notice of hearing on the creation of the District and declaring
an emergency;

WHEREAS, as appears from the affidavit of publication on
file in the office of the County Clerk, a copy of said Ordinance
was published by title, together with a separate statement to
the effect that typewritten copies of the Ordinance were avail-
able for inspection at the office of the County Clerk by all in-
terested persons, together with the names of the County Commis-
sioners voting for or against its passage, in the Record-Courier,
a newspaper of general circulation printed and published in the
County of Douglas, and being the newspaper which was most likely
to give notice to persons interested therein, at least once a
week for a period of two weeks before said Ordinance became
effective;

*Original
is in
Gardnerville
Ranchos
GID file!*

WHEREAS, as appears from the affidavit of publication on file in the office of the County Clerk, said Clerk gave notice of publication of the intention of this Board to establish such District, which notice set forth the name, statement of purposes, general description of its boundaries and the time and place of hearing, in the Record-Courier, a newspaper of general circulation in the District, and being the newspaper most likely to give notice to interested persons in said matter, once a week for three consecutive weeks, the first of which was at least fifteen days prior to the day of hearing;

WHEREAS, as appears from the affidavit of mailing on file in the office of the County Clerk, full, true and correct copies of the notice of intention to establish said District were mailed by first class mail in sealed envelopes, postage prepaid, by depositing them in the United States Post Office to each of the taxpaying electors within said proposed district as their names and addresses appear on the last equalized tax roll for the County of Douglas, and to all persons interested in any property within the District, and to all other persons interested therein as known to said affiant;

WHEREAS, at or before the time fixed in the initiating Ordinance and Notice, written protests were not filed with the County Clerk, signed by 51% or more of the taxpaying electors within said proposed District, and the percentage of said taxpaying electors who so filed written protests against the formation of the District was 0%;

WHEREAS, said matter came on regularly for hearing before this Board at the hour of 7:30 o'clock P.M. on the 9th day of April, 1965, in the Chambers of this Board in the County Court House, Minden, Nevada, being the time and place fixed for hearing;

WHEREAS, all persons interested who appeared were given an opportunity to and were fully heard, and all written communications

were fully considered, and competent proof was presented that the boundaries of said proposed District are correct and close, that all of the lands within said District will be benefited by being formed into said District and that said proposed boundaries contain all of the lands that at this time will be benefited by being formed into said District;

WHEREAS, due to the necessity of immediately providing for the exercise of the powers of the general improvement district, the Board has determined, and does hereby declare, that an emergency exists requiring this ordinance to take effect from and after its passage and publication by title in accordance with law; and

WHEREAS, it will not be necessary to make any changes in said proceedings in order for them to be equitable;

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, IN THE STATE OF NEVADA, DOES ORDAIN:

1. The Gardnerville Ranchos General Improvement District is hereby created and established.

2. The general description of the boundaries of the District are described in Exhibit "A" hereto attached and by reference made a part hereof.

3. The general purposes for which the district is formed are the acquisition, construction, reconstruction, improvement, extension, betterment, operation, maintenance and repair of the following public improvements:

(a) Grading, pavement, curbs, gutters and sidewalks in streets and alleys within the district, including without limiting the generality thereof, drains, catch basins, valley gutters, driveway inlets, street and alley improvements necessary and incidental thereto, and removal of existing improvements.

(b) Storm sewer and other drainage facilities and improvements necessary and incidental thereto within the district, including, without limiting the generality of the foregoing, pipes, catch basins, drains, and necessary inlets and outlets.

(c) A sanitary sewerage system or any part thereof, including, without limiting the generality of the foregoing, mains, laterals, wyes, tees, meters and collection, treatment and disposal plants, and the sale of any product or by-product thereof and acquisition of the appropriate outlets within or without the district and extension of the sewerlines of the district thereto.

(d) A works, system or facilities for the supply, storage and distribution of water for private and public purposes.

(e) A works, system or facilities for lighting public streets, ways and places, or contract for providing such facilities and the electrical current necessary therefor, or such current, with any public utility serving the district, at uniform rates and charges established for the utility operator.

(f) Sites for the disposal of garbage and refuse, and equipment for the collection and disposal of, and the collection and disposal of, garbage and refuse, or contract for the collection and disposal of garbage and refuse from within the district.

4. The following five taxpaying electors of the District are appointed to serve as the first Board of Trustees of said District, for the following terms, to wit:

D. A. Swift and W. P. ~~Swift~~^{BODNAR}, who shall serve until, at the first biennial election following the formation of the District, there shall have been elected by the taxpaying electors of the District two members of said Board; and

C. E. Swift, M. K. Swift and C. N. Swift, who shall serve until, at the second biennial election after the formation of the District, there shall have been elected by said taxpaying electors three members of the Board.

5. The members of the Board of Trustees shall qualify by filing with the County Clerk oaths of office and corporate surety bonds, at the expense of the District, the bonds to be in the amount of \$1,000 each, in standard corporate official bond form which is hereby approved, conditioned for the faithful performance of their duties as Trustees.

6. That the Board of County Commissioners has expressed in the preamble to this ordinance the existence of an emergency, and does hereby find and declare that an emergency does exist and consequently, final action shall be taken immediately and this ordinance shall be in effect from and after its publication as hereinafter provided.

The facts constituting such urgency are as follows:

There is a substantial shortage of improved lands within the area to meet the demands of the growing influx of people therein. In the improvement of the lands of this proposed district it is necessary that the improvements herein proposed be provided for the protection of public health, safety and general welfare.

7. The County Clerk shall cause this Ordinance to be published by title, together with a separate statement to the effect that typewritten copies of the Ordinance are available for inspection at the office of the County Clerk by all interested persons, together with the names of the County Commissioners voting for or against its passage, in the Record-Courier, a newspaper of general circulation printed and published in the County of Douglas, and being the newspaper which is most likely to give notice to persons interested herein, at least once a week for a period of two weeks before this Ordinance shall become effective.

8. Forthwith upon the effective date of this ordinance and within thirty (30) days thereafter, the County Clerk shall file a copy of this Ordinance in her office and shall cause to be filed an additional copy of it in the office of the Secretary of State.

Proposed on the 9th day of April, 1965.

Proposed by Commissioner Lettsmeze.


Passed the 9th day of April, 1965.

Vote:


AYES: Commissioners: Pruitt, Dressler and Settlemeyer

NOES: Commissioners: None

ABSENT: Commissioners: None


Chairman

ATTESTED:


County Clerk

This Ordinance shall be in force and effect from and
after the 23rd day of April, 1965.

EXHIBIT "A"
EXHIBIT A

GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT

DOUGLAS COUNTY, NEVADA

Beginning at the most Easterly corner of Gardnerville Ranchos Unit No. 1 as per Map recorded in Book 1 of Maps, File No. 26665, Records of the County of Douglas, State of Nevada; thence N. $89^{\circ} 54' 13''$ E. 1463.91 feet; thence N. $5^{\circ} 24' 40''$ W. 706.00 feet; thence North $26^{\circ} 17' 20''$ W. 194.50 feet; thence N. $40^{\circ} 49' 00''$ W. 360.00 feet to the Easterly line of said Sections 10 and 15; thence North-erly along said Easterly section lines N. $0^{\circ} 2' 05''$ W. 2792.45 feet; thence S. $89^{\circ} 48' 30''$ W. 75.85 feet; thence N. $5^{\circ} 32' 00''$ W. 383.69 feet; thence S. $44^{\circ} 28' 00''$ W. 104.00 feet; thence N. $45^{\circ} 32' 00''$ W. 222.11 feet; thence N. $61^{\circ} 33' 00''$ E. 244.80 feet; thence N. $45^{\circ} 32' 00''$ W. 50.00 feet; thence S. $61^{\circ} 33' 00''$ W. 100.00 feet; thence S. $89^{\circ} 48' 30''$ W. 327.10 feet to the most Easterly corner of Deed No. 24217 as recorded in Book 21, Page 398, Records of Douglas County, Nevada; thence S. $0^{\circ} 11' 30''$ W. along the Easterly line of said Deed 208.28 feet; thence S. $64^{\circ} 10' 30''$ W. 204.66 feet; thence S. $84^{\circ} 57' 30''$ W. 279.07 feet; thence N. $63^{\circ} 38' 20''$ E. 219.20 feet; thence N. $76^{\circ} 03' 54''$ W. 284.94 feet; thence S. $13^{\circ} 0' 20''$ W. 192.40 feet; thence S. $0^{\circ} 28' 53''$ W. 474.95 feet to the North Easterly corner of Lot 11 of said Gardnerville Ranchos; thence along the Northeasterly and Easterly lines of said Gardnerville Ranchos the following bearings and distances: S. $45^{\circ} 15' 47''$ E. 416.53 feet; S. $36^{\circ} 07' 01''$ E. 569.93 feet; S. $70^{\circ} 26' 07''$ E. 395.28 feet; S. $18^{\circ} 11' 26''$ E. 815.39 feet; S. $50^{\circ} 19' 16''$ E. 289.75 feet; S. $26^{\circ} 46' 08''$ E. 363.28 feet; S. $2^{\circ} 07' 30''$ W. 180.38 feet; S. $18^{\circ} 37' 07''$ W. 297.51 feet; S. $1^{\circ} 51' 47''$ E. 123.11 feet to the Northeast corner of Lot 33, Gardnerville Ranchos Unit No. 1; thence Westerly along the North line of Lots 33 through 41, of said map and its Westerly production to the Westerly line of Dresslerville Road; thence Northerly and Westerly along the Westerly and Southerly line of said road to the Easterly line of the County Road along the North-South midsection line of Secs. 9 & 16, which point is in the Northwest corner of the S-1/2 of the SE-1/4 of Section 9; thence South along the East line of said County Road to the East-West midsection line of Section 16; and thence East along the East-West midsection line of Sections 10 and 15 to the point of beginning; being portions of Sections 10, 15 and 16, Township 12 North, Range 20 East, M.D. & E.M., in the County of Douglas, State of Nevada.