

RESOLUTION NO. R-35-2024

**A RESOLUTION ADDING QUALIFIED PROPERTY INTO
ENERGY IMPROVEMENT DISTRICT NO. 1;
ALLOWING QUALIFIED PARTIES TO PARTICIPATE IN THE CITY OF LAS VEGAS
COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM; AND
PROVIDING OTHER MATTERS RELATED THERETO**

WHEREAS, the City Council of the city of Las Vegas (the “City”) has adopted resolutions creating the Las Vegas Commercial Property Assessed Clean Energy Program (“C-PACE”) (Resolution No. R-13-2022) and Energy Improvement District No. 1 (Resolution No. R-61-2018) pursuant to Nevada Revised Statutes (“NRS”) Chapter 271; and

WHEREAS, a project application has been received from a qualified commercial or industrial real property owner for the completion of an energy efficiency or renewable energy project(s) that wishes to defray the costs and expenses of the project through a C-PACE Assessment and lien; and

WHEREAS, the Las Vegas C-PACE Program Administrator has reviewed and verified the contents of the project application and recommends the project to the City for approval; and

WHEREAS, the City of Las Vegas Program Manager concurs that the commercial or industrial real property has an approved application and consent for an energy efficiency or renewable energy project, that it meets the criteria and requirements described in the Program Guide, Resolution No. R-13-2022, and NRS Chapter 271, and recommends to the City Council that it be added into Energy Improvement District No. 1 for participation in the Las Vegas C-PACE Program.

NOW, THEREFORE, BE IT RESOLVED BY THE LAS VEGAS CITY COUNCIL AS FOLLOWS:

1. That, the Applicant, RVP PHASE I, LLC, a Delaware limited liability company, will own at the time of recording of the C-Pace transaction, a qualified commercial or industrial real property within the City currently addressed as 2750 North Rancho Drive, Las Vegas, NV 89130 (Assessor’s Parcel Number 139-18-410-015) (the “Property”) and legally described and depicted on **Exhibit A**.

2. That, the Applicant constructed a multi-family project on the Property (the “Project”) and the Applicant desires that the Property be included in Energy Improvement District No. 1.

3. That, the Applicant has duly met the requirements set forward in Resolution No. R-13-2022 and the City’s Program Guide, and will complete the energy efficiency or renewable energy improvements at the Property with the estimated maximum benefit. Authority is herein expressly granted to the Mayor, acting on the authority of the Las Vegas City Council, to execute the transaction documents as noted below, approved as to form by the City Attorney, necessary for the C-PACE Assessment and Lien, including by way of example and not limitation, the following:

- A. C-PACE Project Eligibility Report;
- B. C-PACE Assessment Agreement (to be executed by the City);
- C. C-PACE Notice of Assessment and Assessment Lien (to be executed by the City);
- D. C-PACE Assignment of Assessment and Assessment Lien (to be executed by the City);

and

- E. Consent of Assessment and Assessment Lien by Lender.

4. That, the Las Vegas City Council has also determined and does hereby declare that the Property is to be added into Energy Improvement District No. 1.

5. That, the City Program Manager is hereby authorized and directed to take all necessary actions necessary or appropriate to effectuate the provisions of this Resolution, including the preparation of any necessary or desirable documents as set forth in this Resolution No. R-13-2022, and NRS Chapter 271 and shall promptly record this Resolution and all applicable transaction document in the official records of the Clark County Recorder's Office.

6. That, pursuant to Resolution No. R-13-2022, the Property will automatically exit Energy Improvement District No. 1 upon the remittance of the final installment payment that terminates the financing associated with the recorded C-PACE Notice of Assessment and Assessment Lien of Energy Assessment.

7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2024.

CITY OF LAS VEGAS
"CITY"

By: _____
Carolyn G. Goodman, Mayor

Date: _____

Attest:

By: _____
Dr. LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

By: John S. Ridilla 6/6/24
John S. Ridilla Date
Assistant City Attorney



EXHIBIT A

RVP Phase I, LLC

APN: 139-18-410-015

Address: 2705 North Rancho Drive, Las Vegas, NV 89101

Legal Description:

BEING A PORTION OF "LOT 1" OF "SMOKE RANCH COMMERCIAL DEVELOPMENT", A COMMERCIAL SUBDIVISION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108, PAGE 15 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF "LOT 1-C" AS SHOWN BY MAP THEREOF IN FILE 137, PAGE 18 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID "LOT 1-C, SOUTH 88°59'56.2" EAST, 193.94 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, NORTH 53°18'00" EAST, 186.03 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN THAT GRANT, BARGAIN, SALE DEED RECORDED AS INSTRUMENT NUMBER 20190123-0002839 IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, SOUTH 36°42'00" EAST, 49.62 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LANDS FOR THE FOLLOWING THREE (3) COURSES:

1) NORTH 53°18'00" EAST, 49.00 FEET;

2) SOUTH 36°42'00" EAST, 6.00 FEET:

3) FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 36°42'00" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 9.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 14.14 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID "LOT 1"; THENCE ALONG THE NORTHEASTERLY LINE OF SAID "LOT 1", SOUTH 36°42'00" EAST, 554.82 FEET TO "POINT A" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 221, PAGE 48 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE DEPARTING SAID NORTHEASTERLY LINE, SOUTH 53°18'00" WEST, 75.00 FEET; THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 500.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 21°20'29", AN ARC LENGTH OF 186.24 FEET; THENCE SOUTH 31°57'31" WEST, 154.97 FEET; THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 500.00 FEET, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 59°02'37", AN ARC LENGTH OF 515.25 FEET; THENCE NORTH 88°59'52" WEST, 65.00 FEET; THENCE CONTINUING NORTH 88°59'52" WEST, 10.00 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID "LOT 1"; THENCE ALONG THE WESTERLY LINE OF SAID "LOT 1" FOR THE FOLLOWING FIVE (5) COURSES:

[CONTINUED ON NEXT PAGE]

- FURTHER DEPICTED AS "LOT 1-A-1" ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 221, PAGE 48 OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

[illegible]