

**RESOLUTION NO. R-57-2024**

**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, FBLV District 2, LLC, does or 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 3000 South Rancho Drive, Las Vegas, NV 89102 (Assessor's Parcel Number 162-08-710-002) (the "Property") and legally described and depicted on Exhibit A.
2. That, the Applicant desires to construct an entertainment 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 the transaction documents, 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 Resolution No. R-13-2022, and NRS Chapter 271 and shall promptly record all applicable transaction documents 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

Attest:

By: \_\_\_\_\_  
Dr. LuAnn D. Holmes, MMC  
City Clerk

Approved as to Form:

By: John S. Ridilla 9/3/24  
John S. Ridilla Date  
Assistant City Attorney



**EXHIBIT A**

FBLV District 2, LLC | APN: 162-08-710-002 | 3000 South Rancho Drive, Las Vegas, NV 89102

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL I:**

THAT PORTION OF NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN BY MAP THEREOF ON FILE IN FILE 128 OF PARCEL MAPS, PAGE 76, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

**PARCEL II:**

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS ONE (1) AND TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 46 OF PARCEL MAPS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

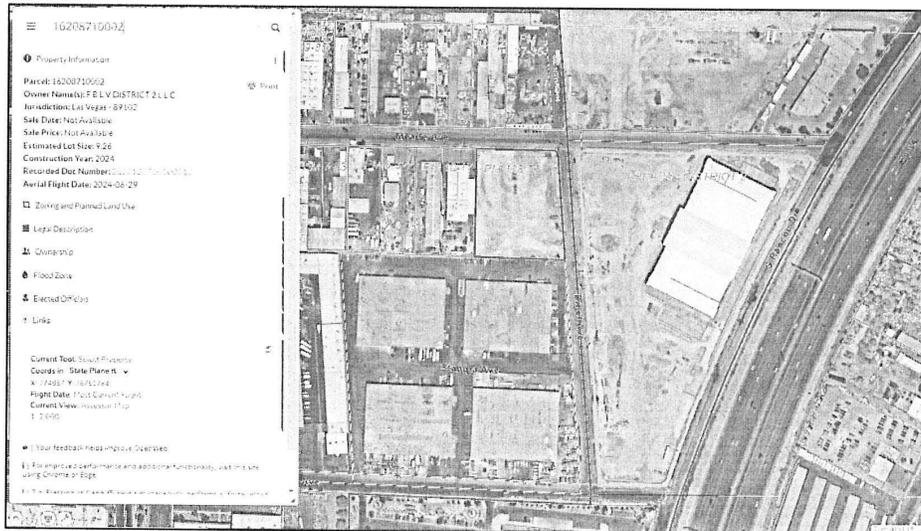


EXHIBIT A TO RESOLUTION