

RESOLUTION NO. R- 47-2020

**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-60-2018) and Energy Improvement District No. 1 (Resolution No. R-61-2018) pursuant to Nevada Revised Statutes ("NRS") Chapter 271; and

WHEREAS, an application for the project known as ZLIFE AT 1025 Main Street (the "Project") has been received from a qualified commercial or industrial real property owner (the "Applicant") for the completion of energy efficiency and/or renewable energy Project improvements and the Applicant desires to defray the costs and expenses of said improvements 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-60-2018, 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:

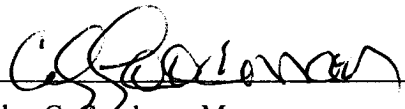
1. That, the Applicant, ZLIFE at 1025 Main Street, LLC, is the owner of a qualified commercial or industrial real property within the City currently addressed as 915 S Main Street, Las Vegas, NV 89101 and 6 Coolidge Ave, Las Vegas, NV 89101 and to be re-addressed to 1025 S Main Street, Las Vegas, NV 89101 (Assessor's Parcel Number 139-33-801-023 and legally described in Exhibit A) (the "Property").
2. That, the Applicant desires to construct 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-60-2018 and the City's Program Guide, and will complete the energy efficiency or renewable energy improvements at the Property with the estimated maximum benefit and the C-PACE recording documents, the form of which are on file with the City's Department of Planning and listed below. Authority is herein expressly granted to the Mayor, acting on the authority of the Las Vegas City Council, to execute the documents necessary for the C-PACE Assessment and Lien.
 - A. Property Owner Consent to Benefit Assessment and Estimated Maximum Benefit;
 - B. C-PACE Project Eligibility Report;
 - C. C-PACE Assessment and Financing Agreement (to be executed by the City);
 - D. C-Pace Certificate of Levy and Lien of Energy Assessment (to be executed by the City); and
 - E. Executed Mortgage Holder Consent to Benefit Assessment.

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-60-2018, and NRS Chapter 271 and shall promptly record this Resolution and all other documents necessary for the C-PACE Assessment and Lien in the official records of the Clark County Recorder's Office.
6. That, pursuant to Resolution No. R-61-2018, 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 Levy and Lien of Energy Assessment.
7. This Resolution shall be effective upon its passage and approval.

PASSED, ADOPTED and APPROVED this 7th day of October, 2020.

CITY OF LAS VEGAS

"CITY"

By: 
Carolyn G. Goodman, Mayor

Attest:

By: 
LuAnn D. Holmes, MMC
City Clerk

Approved as to Form:

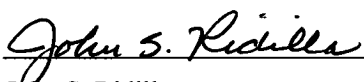
By:  9/24/2020
John S. Ridilla Date
Chief Deputy City Attorney

EXHIBIT A

ZLIFE at 1025 Main Street, Las Vegas, Clark County, Nevada

APN: 139-33-801-023

Address: 915 S Main Street, Las Vegas, NV 89101 and 6 Coolidge Ave, Las Vegas, NV 89101 (to be readdressed as 1025 S. Main Street)

Zoning: C-M Use: Hotel

Legal Description: LOTS SEVENTEEN (17) THROUGH TWENTY-SIX (26), INCLUSIVE IN BLOCK THREE (3) OF SOUTH ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Property Information

Parcel: 13933801023 [Print](#)

Owner Name(s): ZLIFE AT 1025 MAIN ST L L C

Jurisdiction: Las Vegas -

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 0.77

Recorded Doc Number: 20181005 00002593

Aerial Flight Date: Mar.16.2019

Zoning and Planned Landuse

Zoning Classification:
Commercial Industrial District (C-M)

Community District: 0

Legal Description

Ownership

filter owners...

Parcel	Owners	F
139-33-801-023	ZLIFE AT 1025 MAIN ST L L C	2

Flood Zone

Elected Officials

Links

Current Tool: Select Property

Coords in State Plane ft. ▼

X: 783254 Y: 26760539

Flight Date: Most Current Flight

Current View: Assessor Map

1: 8,000