

Summary – An ordinance creating the City of Las Vegas, Nevada, Special Improvement District No. 813 (Summerlin Village 26), ratifying action taken by City officers toward the creation of such District, and providing other matters related thereto.

BILL NO. 2017-23

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 813 (SUMMERLIN VILLAGE 26); ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT, DRAINAGE PROJECT, AND WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the “Council”) of the City of Las Vegas, Nevada (the “City”), deems it necessary to create the City of Las Vegas, Nevada, Special Improvement District No. 813 (Summerlin Village 26) (the “District”) for the purpose of acquiring and improving a street project, storm sewer project, sanitary sewer project, drainage project, and water project (collectively, the “Project”), and to defray the entire cost and expense of the Project by special assessments, according to benefits levied against the benefited lots, tracts and parcels of land in the District; and

WHEREAS, pursuant to Chapter 271 of Nevada Revised Statutes (“NRS”) and all laws amendatory thereof and supplemental thereto (the “Act”), there has previously been presented to the Council a written petition from PN II, Inc., a Nevada corporation (the “Developer”), requesting the City to initiate the formation of the District and the acquisition and improvement of the Project and to issue bonds and levy assessments and requesting the City to proceed with certain actions required by the Act; and

WHEREAS, the City and the Developer have entered into an agreement (the “Financing Agreement”) for the acquisition and improvement of the Project which contains the terms and conditions required by NRS 271.710 and 271.720; and

WHEREAS, the Developer is the owner of 100% of the assessable property comprising the District; and

WHEREAS, the Council and the officers of the City have done or caused to be done all things necessary and preliminary to the creation of the District, including but not limited

to the filing by the City Engineer (the “Engineer”) with the City Clerk of an accurate estimate of cost, full and detailed plans and specifications which comply with NRS 271.710(3)(b), an assessment plat and map and an assessment roll, and the Council now desires to authorize the Project by this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS, IN THE STATE OF NEVADA, DOES ORDAIN:

Section 1. This ordinance shall be known as and may be cited by the short title “District No. 813 Creation Ordinance” (this “Ordinance”).

Section 2. There shall be, and hereby is, created in the City an improvement district designated as the “City of Las Vegas, Nevada, Special Improvement District No. 813 (Summerlin Village 26)” for the purpose of acquiring and improving the Project, as more particularly described below. The Council, pursuant to NRS 271.325(1), has also determined and does hereby declare as follows:

- (a) The public convenience and necessity require the creation of the District.
- (b) The creation of the District is economically sound and feasible.
- (c) The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is to be made.

Section 3. The Project, which is hereby ordered to be acquired and improved, shall be as shown on the full and detailed plans and specifications for the District filed with the City Clerk. The kind and location of the Project (without mentioning minor details) is as follows:

The Project consists of the acquisition and construction of certain improvements within the District to include without limitation streets, sanitary sewers, storm sewers, drainage improvements, and water mains, in and along the property described in Section 4, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

Project 1 – Sewer Main Installation (Phase 1)

As part of the sewer main installation, and in conformance with the utility master plan in use at the time, an 8-inch sewer main is connected to existing sewer pipe at Cliff Shadows Parkway. For Reverence Parkway (formerly Desert Hope Drive), 2,829 feet of sewer line pipes are to be installed for future connection for Reverence Phase 1. In most of the area of Phase 1, 8-inch sewer pipes are deemed sufficient for the project serviceability, however, 10-inch sewer pipes are needed on Red Yucca Drive and Raywood Ash Drive due to installation depth and slope. Approximately 2,384 feet of 8-inch pipes are to be installed from the point of connection at Reverence Parkway to Phase 1 and Phase 2 boundary in Unit 3. 2,123 feet of 8-inch pipes are proposed on Desert Hope Drive, Terra Firma Lane, and Unit 8. 963 feet of 10-inch pipes are to be installed on Red Yucca Drive east of Terra Firma Lane. Another 942 feet of 10-inch pipes are to be installed on Raywood Ash Drive to the point of connection at Raywood Ash Drive and Reverence Parkway.

Project 2 – Water Main Installation (Phase 1)

This project includes all of the water installation for Reverence Parkway (formerly Desert Hope Drive) and Reverence Phase 1. A 16-inch water main is planned from the point of connection at the northwest corner of Lake Mead Boulevard and the 215 Beltway. This main is to serve the 3320 water zone. Two 16-inch waterlines to serve the 3320 and 3205 pressure zones are planned from the existing stubs provided at the 215 Beltway. For the 3205 pressure zone, 1,037 feet of 16-inch waterline is used as main from the point of connection to Reverence Parkway and Raywood Ash Drive, and it reduces to 8-inch waterline for the rest of Reverence Parkway (1,523 feet) going north to serve the future Detention Basin. For the 3320 pressure zone connecting from the 215 Beltway, 16-inch water line is used as main on Desert Hope Drive and Reverence Parkway, and it is to connect the water main from Lake Mead Boulevard. The total length of 3320 pressure zone 16-inch waterlines is 6,337 feet. Two 8-inch waterlines with a total of 1,546 feet are planned on Terra Firma Lane and Desert Hope Drive to Red Yucca Drive for unit connections. An 8" PRV vault is to be installed on the southeast corner of Terra Firma Lane and Red Yucca Drive.

Project 3 – Storm Drain Main Installation (Phase 1)

This project includes all of the storm drains for Phase 1. Onsite storm drain mains to be installed and discharged to the existing offsite drainage as part of the offsite drainage improvements. On Evolutionary Lane, 282 feet of 24-inch, 20 feet of 30-inch, and 148 feet of 42-inch storm drain pipes to be installed and discharged into the 20-foot by 7.3-foot channel. On Reverence Parkway, 154 feet of 18-inch, 2,431 feet of 24-inch, and 73 feet of 36-inch storm drain pipes are installed and discharged into the 20-foot by 6-foot RCB storm drain. On the west side of Phase 1, the storm pattern flows north from Units 11 and 12 down to Unit 8. 121 feet of 24-inch, 336 feet of 30-inch, 712 feet of 36-inch, 83 feet of 42-inch, 1,336 feet of 66-inch, 1,327 feet of 72-inch, and 70 feet of 8-foot by 7-foot RCB to be installed for intercepting storm water from future phases to the west side of Phase 1.

Project 4 – Reverence Parkway between Cliff Shadows Parkway to Desert Hope Drive (Phase 1)

This project includes completion of all remaining road improvements, paving, curb, gutter, utility valve adjustments, etc. per the approved improvement plans for Reverence Parkway from Cliff Shadows Parkway to the guard shack at Desert Hope Drive, which is approximately 5,025 feet.

Project 5 – Streetlights at Reverence Parkway between Cliff Shadows Parkway to Desert Hope Drive and Traffic Signals at Cliff Shadows Parkway and Desert Hope Drive (Phase 1)

This project includes all Reverence Parkway streetlights installation from Cliff Shadows Parkway to Desert Hope Drive with a total of 34 streetlights. At the intersection of Cliff Shadows Parkway and Reverence Parkway, two 400-watt traffic signal poles and 2 pullboxes are installed for four-way intersection.

Project 6 – Sewer and Water Main Installation (Phase 2)

This project includes both the water and sewer installation for Phase 2. 8-inch sewer mains are planned to connect to Phase 1 sewer mains at two locations, one at Unit 3 and another at Unit 8. 117 feet to be installed at Unit 3, and 627 feet to be installed at Unit 8. For Phase 2 water, 2,071 feet of 16-inch waterline is planned to connect to Phase 1 16-inch waterline on Reverence Parkway to the future point of connection at Lake Mead Boulevard and Reverence Parkway. A 16" PRV vault to be installed to reduce the water pressure from 3435 to 3320 water zones.

Project 7 – Storm Drain Main Installation (Phase 2)

This project includes all of the storm drain installation for Phase 2. On Reverence Parkway, south of Arch Culvert, 647 feet of 24-inch storm drain mains to be installed and discharged to a dual 10-foot by 11.5-foot Arch Culvert. Also on Reverence Parkway, 887 feet of 18-inch storm drain to be installed from Rejuvenate Place to the existing point of connection from Phase 1 storm drain mains. At Unit 8, 500 feet of 66-inch storm drain is connected to Phase 1 66-inch storm drain. Approximately 496 feet of 48-inch and 267 feet of 66-inch storm drain to be installed and connected to Phase 1 66-inch storm drain at Unit 11.

Project 8 – Reverence Parkway between Cliff Shadows Parkway to Lake Mead Parkway (Phase 2)

This project includes road improvements, paving, curb, gutter, utility valve adjustments, etc. for Reverence parkway from Desert Hope Drive to Lake Mead Boulevard, approximately 2,590 feet. This project also includes all Reverence Parkway streetlights installation from Desert Hope Drive to Lake Mead Boulevard, with a total of 14 streetlights.

Project 9 – Sewer and Storm Drain Main Installation (Phase 3)

This project includes both the sewer and storm drain installation for Phase 3. 253 feet of 8-inch sewer pipe to be installed as main between Phase 2 and Phase 3 at Unit 8 and Unit 9. This project also includes Phase 3 storm drain construction.

Approximately 76 feet of 30-inch and 224 feet of 48-inch storm drain to be installed at Unit 7 and connected to Phase 1 72-inch storm drain at terra Firma Lane and Ansel Drive. Approximately 255 feet of 36-inch, 118 feet of 48-inch, and 767 feet of 66-inch storm drain mains to be installed on the north side of Unit 9 and connected to Phase 2 66-inch storm drain. 134 feet of 36-inch and 138 feet of 48-inch storm drain mains to be installed on the south side of Unit 10 and connected to Phase 2 48-inch storm drain.

The boundaries of the District, including the parcels to be assessed, are as follows:

**SUMMERLIN VILLAGE 26
SID DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13 AND SECTION 14, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89°39'55" EAST, 1275.54 FEET; THENCE SOUTH 25°39'43" WEST, 388.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1584.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°18'05", AN ARC LENGTH OF 423.02 FEET; THENCE SOUTH 40°57'49" WEST, 101.60 FEET; THENCE NORTH 49°02'11" WEST, 21.80 FEET; THENCE SOUTH 40°57'49" WEST, 95.50 FEET; THENCE SOUTH 33°16'24" WEST, 40.36 FEET; THENCE SOUTH 40°57'49" WEST, 107.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7712.10 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 49°02'27" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°30'17", AN ARC LENGTH OF 740.96 FEET; THENCE SOUTH 46°27'50" WEST, 2012.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3032.40 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'45", AN ARC LENGTH OF 539.62 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 53°43'55" WEST; THENCE SOUTH 41°43'30" WEST, 20.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3034.40 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 54°06'50" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°03'19", AN ARC LENGTH OF 638.46 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 4313.40 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 66°10'10" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°46'34", AN ARC LENGTH OF 585.40 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 73°56'43" WEST; THENCE SOUTH 81°10'15" WEST, 283.63 FEET; THENCE NORTH 74°00'00" WEST, 89.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1432.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°48'25", AN ARC LENGTH OF 145.13 FEET; THENCE NORTH 68°11'35" WEST, 171.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 576.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°58'02", AN ARC LENGTH OF 90.15 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 324.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 30°46'27" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°58'02", AN ARC LENGTH OF 50.71 FEET; THENCE NORTH 68°11'35" WEST, 316.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 79°43'48" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'13", AN ARC LENGTH OF 6.04 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 68°11'35" WEST; THENCE NORTH 68°11'35" WEST, 37.00 FEET; THENCE SOUTH 21°48'25" WEST, 11.00 FEET; THENCE NORTH 68°11'35" WEST, 37.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 68°11'35" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'13", AN ARC LENGTH OF 6.04 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°39'22" EAST; THENCE NORTH 68°11'35" WEST, 91.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1153.67 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°54'44", AN ARC LENGTH OF 119.04 FEET; THENCE NORTH 74°06'19" WEST, 187.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2962.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°16'20", AN ARC LENGTH OF 324.25 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 9°37'21" EAST; THENCE NORTH 03°39'12" WEST, 70.75 FEET; THENCE NORTH 86°20'48" EAST, 581.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°56'25", AN ARC LENGTH OF 427.08 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 52°35'36" EAST; THENCE NORTH 09°12'00" WEST, 411.54 FEET; THENCE NORTH 60°02'46" EAST, 100.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 118°09'15", AN ARC LENGTH OF 824.87 FEET; THENCE NORTH 58°06'29" WEST, 397.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°53'38", AN ARC LENGTH OF 248.25 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 25°00'07" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°33'01", AN ARC LENGTH OF 380.05 FEET; THENCE NORTH 71°27'06" WEST, 157.98 FEET; THENCE NORTH 02°10'39" EAST, 90.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°17'45", AN ARC LENGTH OF 150.00 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 34°52'54" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°17'45", AN ARC LENGTH OF 150.00 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 87°49'21" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°54'55", AN ARC LENGTH OF 226.15 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 250.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 61°54'26" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°52'27", AN ARC LENGTH OF 147.80 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 84°13'06" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°57'21", AN ARC LENGTH OF 256.45 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 02°10'27" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°12'52", AN ARC LENGTH OF 173.35 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1200.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 64°02'25" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°58'02", AN ARC LENGTH OF 1172.17 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 59°59'33" EAST AND BEING A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE, NORTH 88°00'36" EAST, 1513.21 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 50°27'16" EAST, 271.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°00'00", AN ARC LENGTH OF 890.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 62°27'16" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°00'00", AN ARC LENGTH OF 65.45 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 47°27'16" WEST AND BEING A POINT ON THE NORTH LINE OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE, NORTH 88°00'36" EAST, 1455.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 296.95 ACRES.

BASIS OF BEARINGS

SOUTH 89°39'55" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. AS SHOWN IN BOOK 153, PAGE 19 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

Section 4. The District shall constitute one construction unit with the projects and subprojects described in Section 3. All of the costs of the Project will be defrayed by assessments. The assessments, levied in the principal amount not to exceed \$11,400,000 plus interest thereon, shall be payable in semiannual installments payable semiannually at the office of the City Treasurer. Sixty (60) amortized assessment installments of principal and interest will be due semi-annually on April 1 and October 1 of each year, commencing on October 1, 2017, and ending on April 1, 2047. The assessments will initially be levied on a net area basis. Developed land will be reapportioned its fair share of the assessments as if it were undeveloped, with the assessments being further distributed on an equal unit basis per area or tract, if it is developed into single-family residential units or residential condominium units. Each single family residential unit or residential condominium unit in an area or tract will be an equal unit. Therefore, the assessment for that net assessable area will be reapportioned to single-family residential units or residential condominium units for that area on an equal basis. If the developed use is not single-family residential or condominium units, the assessments will be apportioned on the net assessable area basis, all as more fully described in the ordinance levying the assessments.

Section 5. All actions, proceedings and matters previously taken, had and done by the Council and the officers of the City (not inconsistent with the provisions of this Ordinance), concerning the District and the Project, including but not limited to the performing of all prerequisites to the creation of the District, the entering into of the Financing Agreement, the acquisition and improvement of the Project, the determination of the specially benefited property therein, and the levy of assessments for that purpose be, and the same hereby are, ratified, approved and confirmed.

Section 6. The officers of the City be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds for the Project.

Section 7. Immediately upon the final adoption of this Ordinance, the Council shall, and hereby directs the City Clerk to, file in the office of the County Recorder of Clark County, Nevada, a certified copy of the list of the tracts to be assessed, as shown on the final

assessment plat and map. Notwithstanding the foregoing, neither the failure to record such list nor any defect or omission in such list regarding any tract to be included in the District shall affect the validity of any assessment, the lien for the payment thereof or the priority of that lien.

Section 8. If bonds are issued for the Project, the Engineer is hereby authorized to approve all requests by the Developer for payment by the City for the acquisition of each subproject described in the Financing Agreement, subject to and in accordance with the applicable provisions of the Financing Agreement. Upon such approval, the City Treasurer is hereby authorized to make such payments to the Developer, without the necessity of any further authorization or approval by the Council.

Section 9. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, previously repealed.

Section 10. When first proposed, this Ordinance must be read to the Council by title, after which an adequate number of copies of this Ordinance must be deposited with the City Clerk for public examination and distribution. Notice of the deposit must be published once in a newspaper published and having general circulation in the City at least 10 days before the adoption of the Ordinance, such publication to be in substantially the following form:

(Form of Publication of Notice of Deposit of an Ordinance)

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 813 (SUMMERLIN VILLAGE 26); ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT, DRAINAGE PROJECT, AND WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled proposed Ordinance are available for public inspection and distribution at the office of the City Clerk of the City of Las Vegas, at her office in City Hall, 495. S. Main Street, Las Vegas, Nevada, Las Vegas, Nevada, and that such Ordinance was proposed June 7, 2017, and will be considered for adoption at the a regular meeting of the City Council of the City of Las Vegas held on June 21, 2017.

/s/ LUANN D. HOLMES, MMC,
City Clerk

(End of Form of Publication of Notice of Deposit of An Ordinance)

Section 11. After this Ordinance is signed by the Mayor and attested and sealed by the City Clerk, this Ordinance shall be published once by its title only, together with the names of the Council members voting for or against its passage, such publication to be made in the Las Vegas Review-Journal, a newspaper published and having a general circulation in the City, such publication to be in substantially the following form:

(Form of Publication of Adoption of Ordinance)

ORDINANCE NO. _____

AN ORDINANCE CREATING THE CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 813 (SUMMERLIN VILLAGE 26); ORDERING A STREET PROJECT, STORM SEWER PROJECT, SANITARY SEWER PROJECT, DRAINAGE PROJECT, AND WATER PROJECT, WITHIN THE CITY OF LAS VEGAS, NEVADA; AND PROVIDING OTHER MATTERS RELATED THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that such Ordinance was proposed on June 7, 2017, and was passed at the meeting held on June 21, 2017, by the following vote of the City Council:

Those Voting Aye: _____
Those Voting Nay: _____
Those Absent: _____

This Ordinance shall be in full force and effect from and after the 25th day of June, 2017, i.e., the day after the publication of such Ordinance by its title only.

IN WITNESS WHEREOF, the City Council of the City of Las Vegas, Nevada, has caused this Ordinance to be published by title only.

DATED this June 21, 2017.

/s/ CAROLYN G. GOODMAN
Mayor

Attest:

/s/ LUANN D. HOLMES, MMC
City Clerk

(End of Form of Publication of Adoption of Ordinance)

Section 12. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

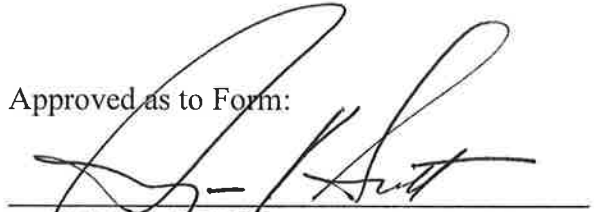
CAROLYN G. GOODMAN, Mayor

(SEAL)

Attest:

LUANN D. HOLMES, MMC,
City Clerk

Approved as to Form:



BRYAN K. SCOTT, Assistant City Attorney

This Ordinance shall be in full force and effect from and after June 25, 2017, i.e., the date after the publication of such ordinance by its title.

STATE OF NEVADA)
)
COUNTY OF CLARK :ss.
)
CITY OF LAS VEGAS)

I am the duly chosen and qualified City Clerk of Las Vegas (the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of an ordinance which was introduced at the meeting of the Council on June 7, 2017 and finally adopted and approved on June 21, 2017.

2. The following members of the Council were present at the June 7, 2017 Council meeting:

Mayor:	Carolyn G. Goodman
Council members:	Steven D. Ross
	Lois Tarkanian
	Ricki Y. Barlow
	Stavros S. Anthony
	Bob Coffin
	Bob Beers

Those Absent:

3. The foregoing Ordinance was first proposed and read by title to the City Council on June 7, 2017, and referred to a committee composed of _____ for recommendation; thereafter the said committee reported favorably on said Ordinance on June 21, 2017, which was a regular meeting of said Council; that at said regular meeting, the proposed Ordinance was again read by title to the City Council and adopted. The members of the City Council were present at the June 21, 2017 meeting and voted upon the adoption of the Ordinance as follows:

Those Voting Aye:

Mayor:	Carolyn G. Goodman
Council members:	Steven D. Ross
	Lois Tarkanian
	Ricki Y. Barlow
	Stavros S. Anthony
	Bob Coffin
	Bob Beers

Those Voting Nay:

Those Absent:

4. The original of the Ordinance has been approved and authenticated by the signatures of the Mayor of the City and myself as the City Clerk, and sealed with the seal of the City, and has been recorded in the journal of the Council kept for that purpose in my office, which record has been duly signed by such officers and properly sealed.

5. All members of the Council were given due and proper notice of the meetings on June 7, 2017 and June 21, 2017. Pursuant to Nevada Revised Statutes (“NRS”) 241.020, written notice of the meetings was given not later than 9:00 a.m. on the third working days before the meetings including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meetings on the City’s website, on the official website of the State of Nevada pursuant to NRS 232.2175, at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) City Hall
495 S. Main Street
Las Vegas, Nevada
- (ii) City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada
- (iii) Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada
- (iv) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada
- (v) The City of Las Vegas website

and

(b) Prior to 9:00 a.m. at least 3 working days before such meetings, such notice was mailed to each person, if any, who has requested notices of meetings of the Council in compliance with NRS 241.020(3)(b) by United States Mail, or if feasible and agreed to by the requestor, by electronic mail.

6. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

7. A copy of such notice so given of the meeting of the Council on June 7, 2017 is attached to this certificate as Exhibit A and a copy of the notice so given of the meeting of the Council on June 21, 2017 is attached to this certificate as Exhibit B.

8. A copy of the affidavit of publication of notice of deposit of the Ordinance is attached to this certificate as Exhibit C. A copy of the affidavit of publication of adoption of the Ordinance is attached to this certificate as Exhibit D.

IN WITNESS WHEREOF, I have hereunto set my hand on this June 21, 2017.

LUANN D. HOLMES, MMC, City Clerk

(SEAL)

EXHIBIT A

(Attach Copy of Notice of June 7, 2017 Meeting)

EXHIBIT B

(Attach Copy of Notice of June 21, 2017 Meeting)

EXHIBIT C

**(Attach Affidavit of Publication of Notice of Deposit of
the Ordinance)**

EXHIBIT D

(Attach Affidavit of Publication of Adoption of Ordinance)