

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BOULDER CITY, NEVADA APPROVING LAND SALE AGREEMENT NO. 24-2080 BETWEEN THE CITY OF BOULDER CITY AND TOLL SOUTH LV LLC FOR APPROXIMATELY 44.98 ACRES OF LAND LOCATED AT OR NEAR THE SOUTHWEST CORNER OF ADAMS BOULEVARD AND BRISTLECONE DRIVE IN BOULDER CITY COMMONLY KNOWN AS TRACT 350

THE CITY COUNCIL OF BOULDER CITY DO ORDAIN:

Section 1. Boulder City, Nevada, does by this Ordinance hereby sell 44.98 acres of land located at or near the southwest corner of Adams Boulevard and Bristlecone Drive in Boulder City, Nevada more particularly described as Clark County Assessor's Parcel Numbers 186-08-401-013 and 186-17-601-002 ("Property") commonly known as Tract 350 to Toll South LV LLC pursuant to the terms and conditions set forth in Agreement No. 24-2080 attached hereto as **Exhibit A.**

Section 2. Pursuant to the disposition and sale of the Property, the City of Boulder City agrees to sell the Property in three (3) consecutive phases, as described in the Agreement.

Section 3. Any and all improvements, including without limitation any off-site improvements required by the City must be constructed by Toll South LV, LLC or its successors and assigns as set forth in the Agreement.

Section 4. The Real Estate Officer is hereby authorized on behalf of the City to execute the Agreement and execute a deed in the standard form used by the City.

Section 5. VALIDITY. Each section and each provision or requirement of any section of this ordinance shall be considered separable and the invalidity of any portion shall not affect the validity or enforceability of any other portion.

Section 6. PUBLICATION. The City Clerk shall cause this Ordinance to be published in summary on _____ in the Las Vegas Review Journal, a daily newspaper published in Las Vegas, Nevada.

Section 7. EFFECTIVE. This Ordinance shall become effective the _____ day of _____, 2024.

DATED and APPROVED this 14th day of May, 2024.

Bill No. 2030
Introduced by: Booth

Joe Hardy, Mayor

ATTEST:

Tami McKay, City Clerk

The foregoing Ordinance was first proposed and read by title to the City Council on the 23rd day of April, 2024, which was a regular meeting; thereafter, on the 14th day of May, a regular meeting was held and the proposed Ordinance was adopted by the following vote:

VOTING AYE: _____

VOTING NAY: _____

ABSENT: _____

DATED and APPROVED this 14th day of May, 2024.

Joe Hardy, Mayor

ATTEST:

Tami McKay, City Clerk