

127665

FILED FOR RECORDING
AT THE REQUEST OF
*Lincoln County
District Attorney*
2006 OCT 17 AM 11 39

LINCOLN COUNTY RECORDER
FEE *No Fee* DEP
LESLIE BOUCHER *LB*

ORDINANCE TO ADOPT A DEVELOPMENT
AGREEMENT BETWEEN THE COUNTY OF LINCOLN
AND COYOTE SPRINGS INVESTMENT LLC

COPY

Summary: An ordinance to adopt a Development Agreement for Coyote Springs located east of U.S. Highway 93 and north of the Lincoln County/Clark County boundary.

BILL NO. 2004-__

ORDINANCE NO. 2004-03

AN ORDINANCE TO ADOPT A DEVELOPMENT AGREEMENT BETWEEN THE COUNTY OF LINCOLN AND COYOTE SPRINGS INVESTMENT LLC FOR A 27,500± ACRE, MIXED USE MASTER PLANNED COMMUNITY GENERALLY LOCATED EAST OF U.S. HIGHWAY 93 AND NORTH OF THE LINCOLN COUNTY/CLARK COUNTY BOUNDARY, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF LINCOLN, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 13.01 of the Lincoln County Code, the Board finds the development agreement for 27,500± acre mixed use, master planned community known as Coyote Springs ("Development Agreement") is consistent with the master plan, and hereby approves and adopts the Development Agreement which is attached hereto as Appendix A and incorporated into this ordinance.

Section 2. If any section of this ordinance or any part thereof, as applicable, is for any reason held invalid, unenforceable or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

Section 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Lincoln County Code in conflict with this ordinance are hereby repealed.

Section 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with the names of the County Commissioners voting for or against its passage, in a newspaper published in and having general circulation in Lincoln County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on November 15, 2004.

PROPOSED by COMMISSIONER KEATON

PASSED Dec (month) 20 (day) 2004 (year)

Vote: Ayes: Commissioner George T. Row
Commissioner Jack Keaton
Commissioner Spencer W. Hafen
Commissioner _____
Commissioner _____

Nays: Commissioner Ronda Hornbeck

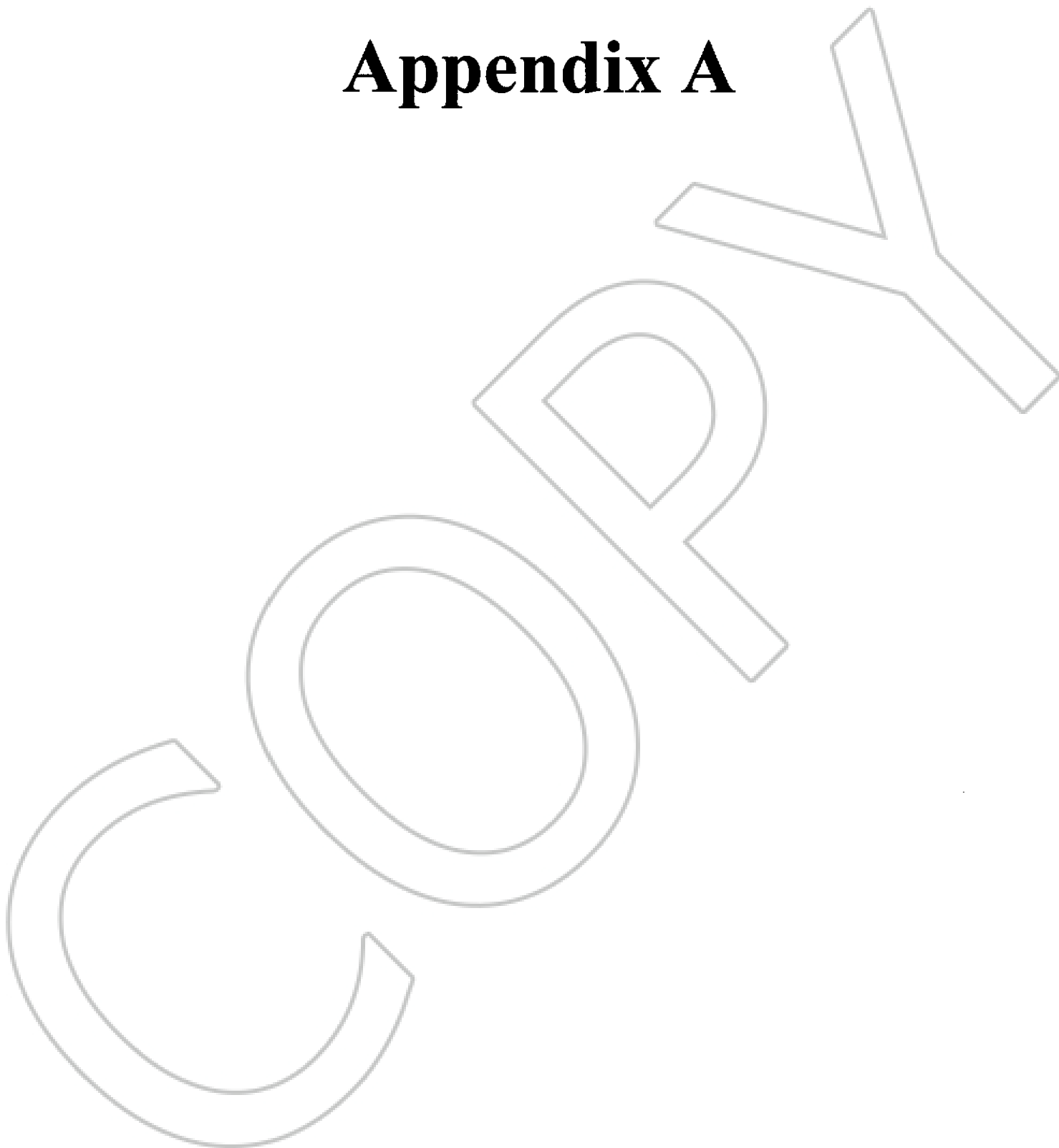
Abstain: Commissioner Tim Perkins

Absent: Commissioner _____
Commissioner _____

Attest: [Signature]
Corrine Hogan, County Clerk

[Signature]
Spencer W. Hafen, Chairman of the Board

Appendix A



THE COYOTE SPRINGS
DEVELOPMENT AGREEMENT

Between

THE COUNTY OF LINCOLN

And

COYOTE SPRINGS INVESTMENT, LLC
A Nevada Limited Liability Company

For

Coyote Springs
Master Planned Community

was previously recorded with the Lincoln County Recorder
on June 30, 2005
as **Document # 1248257**,
and is located
in **Book 203, Pages 190-231**.