

**INSTRUCTIONS FOR COMPLETING
EARLY GRADING AGREEMENTS**
(3 originals)

The instructions provided below will help you complete the Early Grading Agreement correctly. There is a \$100 document fee due upon submittal of these agreements. This fee should be included in your Fee Summary Report.

Numbered items below indicate what is required in the applicable spaces:

- Item (1) Leave the date blank
- Item (2) Legal name of developer as it reads on the Secretary of State's certificate
- Item (3) Physical address (include street number, street name, city, state and zip code)
- Item (4) List each parcel number
- Item (5) Name of development as shown on the civil improvement plans
- Item (6) Not used
- Item (7) Company name as shown in item 2
- Item (8) Representative's name and title as it appears on the Secretary of State's website or the Company Resolution. (If using a Company Resolution, please provide a copy)
- Item (9) Representative's legal signature
- Item (10) Date signed
- Item (11) Typed or written name of representative (same name as item 8)
- Item (12) Title of representative (same title as item 8)
- Item (13) Name of developer (should be the same as item 2 & 7)
- Item (14) Signature of Notary Public
- Item (15) Notary's stamp
- Item (16) Self Explanatory

Early Grading Improvements Agreement forms can be found on our website at: www.cityofnorthlasvegas.com. In the online services tab select online forms. Scroll to Public Works/Land Development and select Early Grading Agreements.

CITY OF NORTH LAS VEGAS

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www.cityofnorthlasvegas.com



EARLY GRADING AGREEMENT

THIS AGREEMENT is made and entered into effective the (1) day of (1), 20____ by and between (2) whose mailing address is (3) (hereinafter referred to as "Developer"), and the CITY OF NORTH LAS VEGAS, a political subdivision of the State of Nevada (hereinafter referred to as "City"):

WHEREAS, Developer is in the process of obtaining approval for civil improvement plans, surety, and agreements for development of a vacant parcel of land. The vacant parcel is identified as APN(s) (4) and the subdivision is known as (5) (hereinafter referred to as "Development"; and

WHEREAS, Developer intends to grade the Development prior to final approval of civil improvement plans, surety and agreements;

WHEREAS, Developer has agreed to furnish an early grading surety to the City as set forth herein; and

WHEREAS, City will permit Developer to perform certain grading on the Development upon the terms and conditions set forth below.

NOW, THEREFORE, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, the parties do hereby agree as follows:

1. Early Grading Requirements. Developer shall not perform any grading on a vacant parcel of land without fully approved civil improvement plans, unless all of the following requirements are met to the satisfaction of the Director of Public Works, or her designee: (a) drainage and traffic studies approved, (b) civil improvement plans have been submitted for the second review by City staff, (c) stormwater and tortoise fees are paid for the entire Development, (d) inclusion under the State NPDES permit and (e) Development must be at least ten (10) acres in size.

2. Early Grading Procedure. Developer will provide the following three items to the City prior to the commencement of any early grading work:

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals to be effective the date first above written.

DEVELOPER:

Company Name (Print or Type)-----> _____ (7)

Representative's Name & Title (Print or Type)-----> _____ (8)

Representative's Signature-----> _____ (9)

Corporate Seal:

DEVELOPER ACKNOWLEDGMENT:

State of Nevada)
) ss.
County of Clark)

This instrument was acknowledged before me on _____ (10)
 [date]

by _____ (11)
 [name(s) of person(s)]

as _____ (12)
 [type of authority, e.g., president, officer, trustee, partner, etc.]

of _____ (13)
 [name of Developer on behalf of whom instrument was executed]

Notary Stamp/Seal:

_____ (14)

(15)

Notary Public in and for Clark County, State of Nevada
My commission expires: _____ (16)

CITY OF NORTH LAS VEGAS:

Jennifer Doody, P.E., CFM DATE
Director of Public Works

Robert McLaughlin, P.E., CFM DATE
Manager of Development and Flood Control

ATTEST:

Catherine A. Raynor, MMC DATE
City Clerk