

BILL NO. 10-8-25-4

SUMMARY - An ordinance to adopt the Development Agreement with 46 8 Acre Investors LLC and South Valley Investors LLC for a multi-family development on 19.48 acres generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise

ORDINANCE NO. 5307  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH 46 8 ACRE INVESTORS LLC AND SOUTH VALLEY INVESTORS LLC FOR A MULTI-FAMILY DEVELOPMENT ON 19.48 ACRES GENERALLY LOCATED WEST OF LAS VEGAS BOULEVARD SOUTH AND SOUTH OF ERIE AVENUE WITHIN ENTERPRISE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, 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 30.06 of the Clark County Code, the Development Agreement attached hereto with 46 8 Acre Investors LLC and South Valley Investors LLC, on approximately 19.48 acres for a multi-family development, generally located west of Las Vegas Boulevard South and south of Erie Avenue within the boundaries of Enterprise, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 8th day of October, 2025

INTRODUCED by: Commissioner Tick Segerblom

PASSED on the 22nd day of October, 2025

VOTE:

AYES: Tick Segerblom

William McCurdy II

April Becker

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Michael Naft

NAYS: None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By:

  
TICK SEGERBLOM, Chair

tick.segerblom (Oct 28, 2025 11:30:55 PDT)

ATTEST:



Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 6th day  
of November

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

CC CLERK  
ATTN: COMMISSION CLERK  
RM 6037  
500 S GRAND CENTRAL PKWY  
LAS VEGAS NV 89155

Account #  
Order ID

104095  
344105

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 2 edition(s) of said newspaper issued from 10/29/2025 to 11/05/2025, on the following day(s):

10/29/2025, 11/05/2025

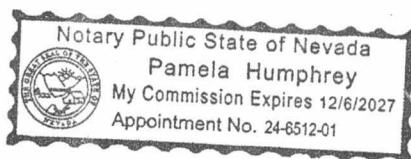
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 5, 2025

Notary

*Pamela Humphrey*



ORDINANCE NO. 5307

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NOTICE IS HEREBY GIVEN that typewritten copies of the above numbered and entitled Ordinance are available for inspection by all interested parties at the Office of the County Clerk of Clark County, Nevada, at her Commission Division Office on the first floor of the Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada, and that said Ordinance was proposed by Commissioner Tick Segerblom on the 8th day of October 2025 and passed on the 22nd day of October 2025, by the following vote of the Board of County Commissioners:

Aye:

Tick Segerblom  
William McCurdy II  
April Becker  
James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
Michael Naft

Nay: None

Abstaining: None

Absent: None

This Ordinance shall be in full force and effect from and after the 6th day of November 2025.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners

Dated this 22nd day of October  
2025.

PUB: Oct. 29, Nov. 5, 2025  
LV Review-Journal












# Zoning 10/22/2025 Approved Item #32

Final Audit Report

2025-10-28

Created:	2025-10-23 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
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Transaction ID:	CBJCHBCAABAA750Y41A95JH66YVfMeHedyEKg9W1-yRY

## "Zoning 10/22/2025 Approved Item #32" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)  
2025-10-23 - 10:50:58 AM PDT- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature  
2025-10-23 - 11:16:02 AM PDT
-  Email viewed by tsegerblom@clarkcountynv.gov  
2025-10-28 - 11:30:10 AM PDT- IP address: 198.200.132.41
-  Agreement viewed by tsegerblom@clarkcountynv.gov  
2025-10-28 - 11:30:11 AM PDT- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom  
2025-10-28 - 11:30:53 AM PDT- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)  
Signature Date: 2025-10-28 - 11:30:55 AM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature  
2025-10-28 - 11:30:57 AM PDT
-  Email viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
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-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
2025-10-28 - 6:40:40 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
Signature Date: 2025-10-28 - 6:41:00 PM PDT - Time Source: server- IP address: 198.200.132.69
-  Agreement completed.  
2025-10-28 - 6:41:00 PM PDT