

BILL NO. 5-21-25-5

SUMMARY - An ordinance to adopt the Development Agreement with Hancock Foundry Vegas LLC for an office/ warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley.

ORDINANCE NO. 5265
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH HANCOCK FOUNDRY VEGAS LLC FOR AN OFFICE/ WAREHOUSE DEVELOPMENT ON 2.14 ACRES, GENERALLY LOCATED WEST OF PIONEER WAY AND SOUTH OF TECO AVENUE WITHIN SPRING VALLEY, 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 with Hancock Foundry Vegas LLC for an office/ warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley, 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 and shall be effective on and from the fifteenth day after passage.

PROPOSED on the 21st day of May, 2025

INTRODUCED by: Commissioner Tick Segerblom

PASSED on the 4th day of June, 2025

VOTE:

AYES: Tick Segerblom

William McCurdy II

April Becker

James B. Gibson

Marilyn K. Kirkpatrick

Michael Naft

NAYS: None

ABSTAINING:

None

ABSENT:

Justin Jones

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By:


[Tick Segerblom \(Jun 5, 2025 11:22 PDT\)](#)

TICK SEGERBLOM, Chair

ATTEST:



Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 19th day
of June 2025.











Zoning 6/4/2025 Approved item #28 for signature

Final Audit Report

2025-06-05

Created:	2025-06-04 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
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"Zoning 6/4/2025 Approved item #28 for signature" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2025-06-04 - 2:00:23 PM PDT- IP address: 198.200.132.41
-  Document emailed to tsegerblom@clarkcountynv.gov for signature
2025-06-04 - 2:09:37 PM PDT
-  Agreement viewed by gloria.wells@clarkcountynv.gov
2025-06-04 - 2:10:48 PM PDT- IP address: 20.159.64.152
-  Agreement viewed by Asano Taylor (TaylorA@ClarkCountyNV.gov)
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-  Email viewed by tsegerblom@clarkcountynv.gov
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-  Agreement viewed by tsegerblom@clarkcountynv.gov
2025-06-05 - 11:21:21 AM PDT- IP address: 198.200.132.41
-  Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2025-06-05 - 11:22:02 AM PDT- IP address: 198.200.132.41
-  Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2025-06-05 - 11:22:04 AM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
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-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
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Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

Signature Date: 2025-06-05 - 12:55:23 PM PDT - Time Source: server- IP address: 198.200.132.69



Agreement completed.

2025-06-05 - 12:55:23 PM PDT

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
336348

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 06/11/2025 to 06/18/2025, on the following day(s):

06/11/2025, 06/18/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this June 18, 2025

Notary

Linda Espinoza



LINDA ESPINOZA
Notary Public, State of Nevada
My Appointment No. 24-9178-01
Expires: July 14, 2028

ORDINANCE NO. 5265

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DEVELOPMENT AGREEMENT
WITH HANCOCK FOUNDRY
VEGAS LLC FOR AN
OFFICE/WAREHOUSE
DEVELOPMENT ON 2.14 ACRES,
GENERALLY LOCATED WEST
OF PIONEER WAY AND SOUTH OF
TECO AVENUE WITHIN SPRING
VALLEY, AND PROVIDING FOR
OTHER MATTERS PROPERLY
RELATED THERETO.

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 21st day of May 2025 and
passed on the 4th day of June
2025, by the following vote of
the Board of County
Commissioners:

Aye:

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

Nay: None

Abstaining: None

Absent:

Justin Jones

This Ordinance shall be in full
force and effect from and after
the 19th day of June 2025.

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

DATED this 4th day of June 2025

PUB: June 11, 18, 2025
LV Review-Journal