

BILL NO. 3-19-25-1

SUMMARY - An ordinance to adopt the Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within Enterprise.

ORDINANCE NO. 5233  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT  
WITH KB HOME LAS VEGAS, INC. FOR A SINGLE-FAMILY  
RESIDENTIAL DEVELOPMENT ON 1.25 ACRES, GENERALLY  
SOUTH OF RICHMAR AVENUE AND WEST OF VALLEY VIEW  
BOULEVARD 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 with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard within 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 and shall be effective on and from the fifteenth day after passage.

PROPOSED on the 19th day of March, 2025

INTRODUCED by: Tick Segerblom

PASSED on the 2nd day of April, 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:

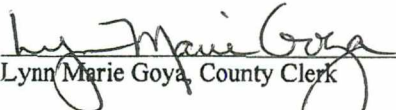
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By:

  
TICK SEGERBLOM, Chair

ATTEST:

  
Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 17th day  
of April 2025.

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  
333040

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 04/09/2025 to 04/16/2025, on the following day(s):

04/09/2025, 04/16/2025

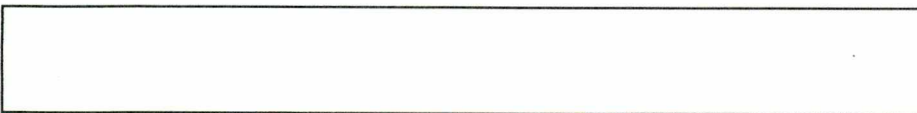
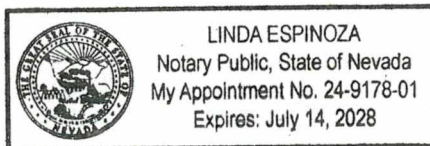
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this April 16, 2025

Notary

*Linda Espinoza*



## ORDINANCE NO. 5233

AN ORDINANCE TO ADOPT THE  
DEVELOPMENT AGREEMENT  
WITH KB HOME LAS VEGAS, INC.  
FOR A SINGLE-FAMILY  
RESIDENTIAL DEVELOPMENT  
ON 1.25 ACRES,  
GENERALLY LOCATED SOUTH OF  
RICHMAR AVENUE AND WEST  
OF VALLEY VIEW BOULEVARD  
WITHIN ENTERPRISE 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 19th day of March 2025  
and passed on the 2nd day of  
April 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 17th day of April 2025.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners  
Dated this 2nd day of April  
2025.

PUB: April 9, 16, 2025  
LV Review-Journal