

BILL NO. 2-19-25-1

SUMMARY - An ordinance to adopt the Development Agreement with LV WS Meyer, LLC. for a multi-family development on 14.3 acres, generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive within Spring Valley.

ORDINANCE NO. 5228  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH LV WS MEYER, LLC. FOR A MULTI-FAMILY DEVELOPMENT ON 14.3 ACRES, GENERALLY LOCATED ON THE SOUTH SIDE OF WARM SPRINGS ROAD, 270 FEET WEST OF BUFFALO DRIVE WITHIN SPRING VALLEY.

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 LV WS Meyer, LLC., on approximately 14.3 acres for a multi-family development, generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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. A land use application submitted prior to the effective date of ORD 5060 (January 1, 2024) may be developed per the plans approved with the application. Application NZC-23-0764 was submitted prior to the effective date of ORD 5060 with a condition to enter into a Negotiated Development Agreement. As such, the Board of County Commissioners deems it necessary to retain in force the provisions of Title 30 as it existed prior to ORD 5060, effective January 1, 2024. Until the expiration, the provisions of the existing Title 30 shall remain in force but are intended to operate and shall be given effect only in those applications accepted prior to January 1, 2024.

SECTION 5. 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 19th day of February, 2025

INTRODUCED by: Commissioner Tick Segerblom

PASSED on the 5th day of March, 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  
Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 20th day  
of March 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 # 104095  
Order ID 331272

**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 03/12/2025 to 03/19/2025, on the following day(s):

03/12/2025, 03/19/2025

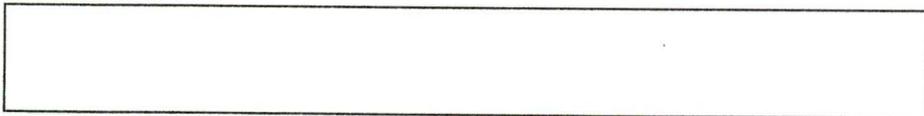
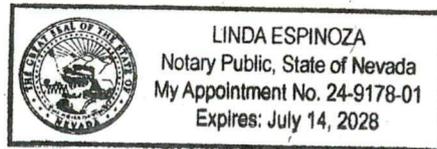
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this March 19, 2025

Notary

*Linda Espinoza*



# ORDINANCE NO. 5228

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH LV WS MEYER, LLC. FOR A MULTI-FAMILY DEVELOPMENT AGREEMENT ON 14.3 ACRES, GENERALLY LOCATED ON THE SOUTH SIDE OF WARM SPRINGS ROAD, 270 FEET WEST OF BUFFALO DRIVE WITHIN SPRING VALLEY.

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 February 2025 and passed on the 5th day of March 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 20th day of March 2025.

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

Dated this 5th day of March  
2025.

PUB: Mar. 12, 19, 2025  
LV Review-Journal