

BILL NO. 10-4-23-4

SUMMARY - An ordinance to adopt a Development Agreement with Tzortzis Survivor's Trust A & Tzortzis Survivor's Trust B for a commercial development on 3.7 acres, generally located south of Jonathan Drive and west of Las Vegas Boulevard South within Enterprise.

ORDINANCE NO. 5080  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT A DEVELOPMENT AGREEMENT WITH TZORTZIS SURVIVOR'S TRUST A & TZORTZIS SURVIVOR'S TRUST B FOR A COMMERCIAL DEVELOPMENT ON 3.7 ACRES, GENERALLY LOCATED SOUTH OF JONATHAN DRIVE AND WEST OF LAS VEGAS BOULEVARD SOUTH 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 30.20 of the Clark County Code a Development Agreement with Tzortzis Survivor's Trust A & Tzortzis Survivor's Trust B for a commercial development on 3.7 acres, generally located south of Jonathan Drive and west of Las Vegas Boulevard South 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 4th day of October, 2023

INTRODUCED by: Commissioner James B. Gibson

PASSED on the 18th day of October, 2023

VOTE:

AYES: James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

William McCurdy II

Michael Naft

Tick Segerblom

NAYS: None

\_\_\_\_\_  
\_\_\_\_\_  
ABSTAINING:

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

ABSENT:

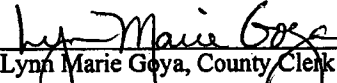
Ross Miller  
\_\_\_\_\_  
\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By:

  
JAMES B. GIBSON, Chair

ATTEST:

  
Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 2nd day  
of November 2023.

**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

**CC CLERK  
RM 6037  
500 S GRAND CENTRAL PKWY  
LAS VEGAS NV 89155-0001**

**Account # 22477  
Ad Number 0001253538**

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/25/2023 to 10/25/2023, on the following days:

**10 / 25 / 23**

**ORDINANCE NO. 5080**

AN ORDINANCE TO ADOPT A DEVELOPMENT AGREEMENT WITH TZORTZIS SURVIVOR'S TRUST A & TZORTZIS SURVIVOR'S TRUST B FOR A COMMERCIAL DEVELOPMENT ON 3.7 ACRES, GENERALLY LOCATED SOUTH OF JONATHAN DRIVE AND WEST OF LAS VEGAS BOULEVARD SOUTH 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 James B. Gibson on the 4th day of October 2023 and passed on the 18th day of October 2023, by the following vote of the Board of County Commissioners:

**Aye** James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
William McCurdy II  
Michael Naft  
Tick Segerblom  
**Nay:** None  
**Abstaining:** None  
**Absent:** Ross Miller

This Ordinance shall be in full force and effect from and after the 2nd day of November 2023

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

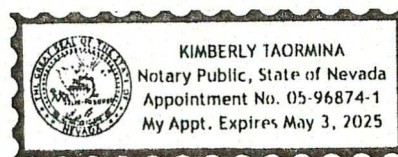
Dated this 18th day  
of October 2023.

PUB: Oct. 25, Nov. 1, 2023  
LV Review-Journal

*[Handwritten Signature]*  
\_\_\_\_\_  
LEGAL ADVERTISEMENT REPRESENTATIVE

**Subscribed and sworn to before me on this 14th day of November, 2023**

**Notary** *Kimberly Taormina*



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

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

Account #  
Order ID

104095  
300406

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 1 edition(s) of said newspaper issued from 11/01/2023 to 11/01/2023, on the following day(s):

11/01/2023

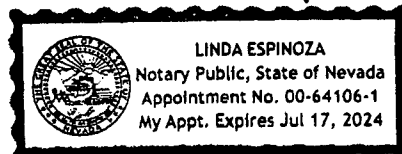
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this November 1, 2023

Notary

*Linda Espinoza*



**ORDINANCE NO. 5080**

AN ORDINANCE TO ADOPT A DEVELOPMENT AGREEMENT WITH TZORTZIS SURVIVOR'S TRUST A & TZORTZIS SURVIVOR'S TRUST B FOR A COMMERCIAL DEVELOPMENT ON 37 ACRES, GENERALLY LOCATED SOUTH OF JONATHAN DRIVE AND WEST OF LAS VEGAS BOULEVARD SOUTH 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 James B. Gibson on the 4th day of October 2023 and passed on the 18th day of October 2023, by the following vote of the Board of County Commissioners:

Aye: James B. Gibson  
Justin Jones  
Marilyn K. Kirkpatrick  
William McCurdy II  
Michael Naft  
TICK Segerblom

Nay: None  
Abstaining: None  
Absent: Ross Miller

This Ordinance shall be in full force and effect from and after the 2nd day of November 2023

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

Dated this 18th day  
of October 2023.

PUB: Oct. 25, Nov. 1, 2023  
LV Review-Journal