

BILL NO. 8-7-24-2

SUMMARY - An ordinance to adopt the Development Agreement with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, & ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres, generally located west of Valley View Boulevard and south of Richmar Avenue within Enterprise.

ORDINANCE NO. 5170

(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH JONES FORD LINDELL, LLC, KHUSROW ROOHANI FAMILY TRUST, MAK ZAK, LLC, RAMAK ROOHANI, RESOLVED LAND, LLC, SDIP PRE-DEV HOLDINGS, LLC, SILVER SERENE, LLC, & ZSKSMAZ TOWNSHIP FAMILY TRUST FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 14.3 ACRES, GENERALLY LOCATED WEST OF VALLEY VIEW BOULEVARD AND SOUTH OF RICHMAR 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 with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, & ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres, generally located west of Valley View Boulevard and south of Richmar Avenue 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 7th day of August, 2024

INTRODUCED by: Commissioner Tick Segerblom

PASSED on the 21st day of August, 2024

VOTE:

AYES: Tick Segerblom

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Ross Miller

Michael Naft

NAYS: None

ABSTAINING:

None

ABSENT:

William McCurdy II

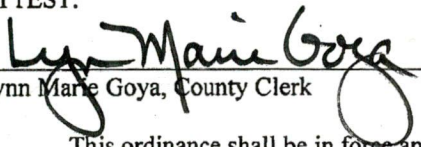
BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By:



TICK SEGERBLOM, Chair

ATTEST:



Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 5th day
of September 2024.

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
321062

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 08/28/2024 to 09/04/2024, on the following day(s):

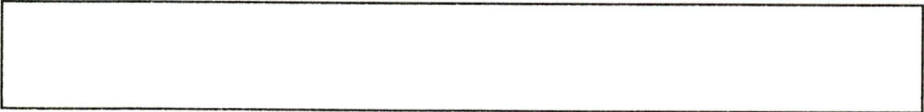
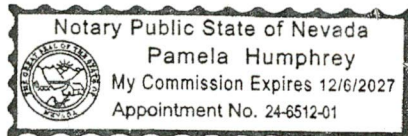
08/28/2024, 09/04/2024

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this September 4, 2024

Notary *Pamela Humphrey*



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AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH JONES FORD LINDELL, LLC, KHUSROW ROOHANI FAMILY TRUST, MAK ZAK, LLC, RAMAK ROOHANI, RESOLVEDLAND, LLC, SDIP PRE-DEV HOLDINGS, LLC, SILVER SERENE, LLC, & ZSKMAZ TOWNSHIP FAMILY TRUST FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 14.3 ACRES, GENERALLY LOCATED WEST OF VALLEY VIEW BOULEVARD AND SOUTH OF RICHMAR AVENUE 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 7th day of August 2024 and passed on the 21st day of August 2024, by the following vote of the Board of County Commissioners:

Aye: Tick Segerblom
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Nay: None
Abstaining: None
Absent: William McCurdy II

This Ordinance shall be in full force and effect from and after the 5th day of September 2024.

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

Dated this 21st day of August
2024.

PUB: Aug. 28, Sept. 4, 2024
LV Review-Journal