

BILL NO. 1-7-26-2

SUMMARY - An ordinance to adopt the Development Agreement with TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise.

ORDINANCE NO. 5333  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH TFC MOUNTAINS EDGE LLC FOR A COMMERCIAL DEVELOPMENT ON 3.88 ACRES, GENERALLY LOCATED SOUTH OF MOUNTAINS EDGE PARKWAY AND WEST OF RAINBOW 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 TFC Mountains Edge LLC for a commercial development on 3.88 acres, generally located south of Mountains Edge Parkway and west of Rainbow 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 7th day of January, 2026

INTRODUCED by: Commissioner Michael Naft

PASSED on the 21st day of January, 2026

VOTE:

AYES: Michael Naft

William McCurdy II

April Becker

James B. Gibson

Justin Jones

Marilyn K. Kirkpatrick

Tick Segerblom

NAYS: None

\_\_\_\_\_

\_\_\_\_\_

ABSTAINING:

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

ABSENT:

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

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By:   
Michael Naft (Jan 27, 2026 14:49:04 PST)  
MICHAEL NAFT, Chair

ATTEST:   
\_\_\_\_\_  
Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 5th day  
of February 2026.

# Zoning 1/21/2026 Approved Item #13

Final Audit Report

2026-01-29

|                 |  |
|-----------------|--|
| Created:        | 2026-01-21 (Pacific Standard Time)           |
| By:             | Asano Taylor (TaylorA@ClarkCountyNV.gov)     |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAhrLj3-GVj8OJtTgiEp5f6UI1gFH7IRWv |

## "Zoning 1/21/2026 Approved Item #13" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)  
2026-01-21 - 1:58:59 PM PST- IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature  
2026-01-21 - 2:27:36 PM PST
-  Reminder sent to kaity.long@clarkcountynv.gov, michael.naft@clarkcountynv.gov  
2026-01-27 - 1:28:56 PM PST- IP address: 198.200.132.41
-  Email viewed by michael.naft@clarkcountynv.gov  
2026-01-27 - 1:29:00 PM PST- IP address: 172.82.144.48
-  Agreement viewed by kaity.long@clarkcountynv.gov  
2026-01-27 - 1:29:00 PM PST- IP address: 104.223.107.198
-  Agreement viewed by michael.naft@clarkcountynv.gov  
2026-01-27 - 1:29:01 PM PST- IP address: 172.82.144.48
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft  
2026-01-27 - 2:49:02 PM PST- IP address: 198.200.132.41
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)  
Signature Date: 2026-01-27 - 2:49:04 PM PST - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature  
2026-01-27 - 2:49:05 PM PST
-  Email viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)  
2026-01-27 - 2:49:11 PM PST- IP address: 193.37.202.178
-  Agreement viewed by Asano Taylor (TaylorA@ClarkCountyNV.gov)  
2026-01-27 - 2:49:33 PM PST- IP address: 195.158.211.42

 Reminder sent to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

2026-01-29 - 2:26:21 PM PST- IP address: 198.200.132.41

 Email viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

2026-01-29 - 2:26:25 PM PST- IP address: 167.234.100.153

 Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

2026-01-29 - 3:31:56 PM PST- IP address: 198.200.132.69

 Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)

Signature Date: 2026-01-29 - 3:32:25 PM PST - Time Source: server- IP address: 198.200.132.69

 Agreement completed.

2026-01-29 - 3:32:25 PM PST

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 348452

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 01/28/2026 to 02/04/2026, on the following day(s):

01/28/2026, 02/04/2026

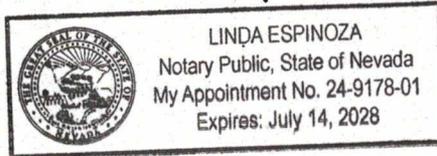
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this February 4, 2026

Notary

*Linda Espinoza*



ORDINANCE NO. 5333

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH TFC MOUNTAINS EDGE LLC FOR A COMMERCIAL DEVELOPMENT ON 3.88 ACRES, GENERALLY LOCATED SOUTH OF MOUNTAINS EDGE PARKWAY AND WEST OF RAINBOW 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 Michael Naft on the 7th day of January 2026 and passed on the 21st day of January 2026, by the following vote of the Board of County Commissioners:

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

Nay: None  
Abstaining: None  
Absent:

This Ordinance shall be in full force and effect on the 5th day of February 2026.

(SEAL) LYNN MARIE GOYA,  
COUNTY CLERK  
and Ex-Officio Clerk of the  
Board of County  
Commissioners  
Dated this 21st day of January  
2026

PUB: Jan. 28, Feb. 4, 2026  
Las Vegas Review-Journal