

BILL NO. 3-18-26-3

SUMMARY - An ordinance to adopt the Development Agreement with Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way within Spring Valley.

ORDINANCE NO. 5361
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH SUNSET CANYON CORPORATE CENTER LLC FOR AN OFFICE BUILDING ON 2.08 ACRES, GENERALLY LOCATED NORTH OF SUNSET ROAD AND EAST OF TENAYA WAY WITHIN SPRING VALLEY 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 Sunset Canyon Corporate Center LLC for an office building on 2.08 acres, generally located north of Sunset Road and east of Tenaya Way 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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. 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 18th day of March, 2026

INTRODUCED by: Commissioner Michael Naft

PASSED on the 8th day of April, 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 (Apr 9, 2026 16:06:26 PDT)

MICHAEL NAFT, Chair

ATTEST:


Carl Bates (Apr 10, 2026 10:01:29 PDT)

Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 23rd day
of April 2026.












Zoning 4/8/2026 Approved item # 23

Final Audit Report

2026-04-10

Created:	2026-04-08 (Pacific Daylight Time)
By:	Karen Stuart (CalvilloK@ClarkCountyNV.gov)
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"Zoning 4/8/2026 Approved item # 23" History

-  Document created by Karen Stuart (CalvilloK@ClarkCountyNV.gov)
2026-04-08 - 1:17:46 PM PDT - IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-04-08 - 1:39:24 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-04-08 - 1:39:32 PM PDT - IP address: 178.251.237.14
-  Agreement viewed by michael.naft@clarkcountynv.gov
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-  Agreement viewed by kaity.long@clarkcountynv.gov
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-  Agreement viewed by Karen Stuart (CalvilloK@ClarkCountyNV.gov)
2026-04-08 - 1:39:52 PM PDT - IP address: 185.131.220.20
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-04-09 - 4:06:24 PM PDT - IP address: 198.200.132.41
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-04-09 - 4:06:26 PM PDT - Time Source: server- IP address: 198.200.132.41
-  Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
2026-04-09 - 4:06:31 PM PDT
-  Email viewed by Carl Bates (cbates@clarkcountynv.gov)
2026-04-09 - 4:06:36 PM PDT - IP address: 152.39.162.1
-  Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
2026-04-10 - 10:01:06 AM PDT - IP address: 71.38.13.72



 Document e-signed by Carl Bates (cbates@clarkcountynv.gov)

Signature Date: 2026-04-10 - 10:01:29 AM PDT - Time Source: server- IP address: 71.38.13.72

 Agreement completed.

2026-04-10 - 10:01:29 AM PDT



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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
352546

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the , 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 , in 2 edition(s) of said newspaper issued from 04/15/2026 to 04/22/2026, on the following day(s):

04/15/2026, 04/22/2026

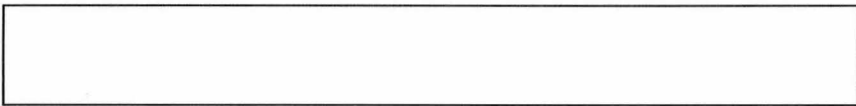
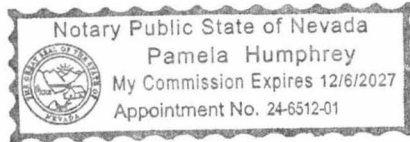
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this April 22, 2026

Notary

Pamela Humphrey
4-22-26



ORDINANCE NO. 5361

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH SUNSET CANYON CORPORATE CENTER LLC FOR AN OFFICE BUILDING ON 2.08 ACRES, GENERALLY LOCATED NORTH OF SUNSET ROAD AND EAST OF TENAYA WAY WITHIN SPRING VALLEY 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 18th day of March 2026 and passed on the 8th day of April 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: None

This Ordinance shall be in full force and effect on the 23rd day of April 2026.

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

Dated this 8th day of April 2026

PUB: Apr. 15, 22, 2026
LV Review-Journal