

BILL NO. 8-5-26-2

SUMMARY - An ordinance to adopt the Development Agreement with LV Warm Springs by its' General Partner LV Warm Springs LV Warm Springs CP LLC by Flex GP holding Corp for a warehouse and distribution center on 6.47 acres, generally located west of Tenaya Way and south of Arby Avenue within Spring Valley.

ORDINANCE NO. 5409
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH LV WARM SPRINGS LP BY IT'S GENERAL PARTNER LV WARM SPRINGS GP LLC BY FLEX GP HOLDING CORP FOR A WAREHOUSE AND DISTRIBUTION CENTER ON 6.47 ACRES, GENERALLY LOCATED WEST OF TENAYA WAY AND SOUTH OF ARBY AVENUE 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 LV Warm Springs by its' General Partner LV Warm Springs LV Warm Springs CP LLC by Flex GP holding Corp for a warehouse and distribution center on 6.47 acres, generally located west of Tenaya Way and south of Arby Avenue 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sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.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 5th day of August, 2026

INTRODUCED by: Commissioner Michael Naft

PASSED on the 19th day of August, 2026

VOTE:

AYES: William McCurdy II

April Becker

Justin Jones

Marilyn K. Kirkpatrick

Tick Segerblom

NAYS: None

ABSTAINING:

None

ABSENT:

Michael Naft

James B. Gibson

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By:


Michael Naft (Aug 26, 2026 11:34:39 PDT)

MICHAEL NAFT, Chair

ATTEST:



Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the 3rd day
of September 2026.

Zoning 8/19/2026 Approved item #27

Final Audit Report

2026-08-26

Created:	2026-08-19 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAroHmYb_sCUZf9b0g_MW6_aAbi-Nw1w5N

"Zoning 8/19/2026 Approved item #27" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2026-08-19 - 1:26:56 PM PDT- IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-08-19 - 1:39:40 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-08-19 - 1:39:58 PM PDT- IP address: 62.10.205.21
-  Agreement viewed by michael.naft@clarkcountynv.gov
2026-08-19 - 1:40:31 PM PDT- IP address: 62.10.205.21
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-08-26 - 11:34:37 AM PDT- IP address: 198.200.132.69
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-08-26 - 11:34:39 AM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: DRAW
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2026-08-26 - 11:34:41 AM PDT
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2026-08-26 - 4:32:43 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2026-08-26 - 4:33:02 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-08-26 - 4:33:02 PM PDT

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
359904

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, 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, in 2 edition(s) of said newspaper issued from 08/26/2026 to 09/02/2026, on the following day(s):

08/26/2026, 09/02/2026

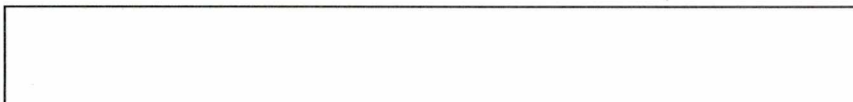
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this September 2, 2026

Notary

Linda Espinoza



ORDINANCE NO. 5409

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH LV WARM SPRINGS LP BY ITS GENERAL PARTNER LV WARM SPRINGS GP LLC BY FLEX GP HOLDING CORP FOR A WAREHOUSE AND DISTRIBUTION CENTER ON 6.47 ACRES, GENERALLY LOCATED WEST OF TENAYA WAY AND SOUTH OF ARBY AVENUE 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 5th day of August 2026 and passed on the 19th day of August 2026, by the following vote of the Board of County Commissioners:

Aye: William McCurdy II
April Becker
Justin Jones
Marilyn K. Kirkpatrick
Tick Segerblom

Nay: None

Abstaining: None

Absent: Michael Naft
James B. Gibson

This Ordinance shall be in full force and effect on the 3rd day of September 2026.

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

Dated this 19th day of August
2026

PUB: Aug. 26, Sep. 2, 2026
LV Review-Journal