

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: ORD-26-900138: Introduce an ordinance to consider adoption of a Development Agreement with Main and Main Commerce Center LLC for a warehouse and distribution complex on 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard within Spring Valley. MN/jl (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board of County Commissioners (Board) approved a land use application WS-25-0168 warehouse and distribution complex on 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard within Spring Valley. Conditions of approval included the developer and/or owner entering into a Development Agreement prior to any permits being issued in order to provide their fair-share contribution towards public infrastructure necessary to provide service in the southwest portion of the Las Vegas Valley.

In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes, a Development Agreement must be approved by ordinance.

Staff recommends the Board set a public hearing for June 17, 2026.

Cleared For Agenda
06/03/2026

BILL NO. _____

SUMMARY - An ordinance to adopt the Development Agreement with Main and Main Commerce Center LLC for a warehouse and distribution complex on 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard within Spring Valley.

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT WITH MAIN AND MAIN COMMERCE CENTER LLC FOR A WAREHOUSE AND DISTRIBUTION COMPLEX ON 19.32 ACRES, GENERALLY LOCATED SOUTH OF SUNSET ROAD AND WEST OF RAINBOW BOULEVARD 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 Main and Main Commerce Center LLC for a warehouse and distribution complex on 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard 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 _____ day of _____, 2026

INTRODUCED by: _____

PASSED on the _____ day of _____, 2026

VOTE:

AYES: _____

NAYS: _____

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By: _____
MICHAEL NAFT, Chair

ATTEST:

Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____ 2026.

APN(s): 176-03-501-005, 176-03-501-014, 176-03-501-017, 176-03-501-019
Please Return to: Jennifer Ammerman
Comprehensive Planning Department
1st Floor, Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada 89155

DEVELOPMENT AGREEMENT

BETWEEN

THE COUNTY OF CLARK

AND

MAIN AND MAIN COMMERCE CENTER LLC

FOR

RAINBOW & SUNSET

ORD-26-900138

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the *County of Clark, State of Nevada* (hereinafter referred to as the "County") and **MAIN AND MAIN COMMERCE CENTER LLC** the Lessee of the real property described on Exhibit "A" attached hereto (hereinafter referred to as the "Lessee") and incorporated herein by reference.

SECTION 1 – DEFINITIONS

1.01 Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

(a) "Agreement" has the meaning assigned to it in the first paragraph hereof. Agreement at any given time includes all addenda and exhibits incorporated by reference and all amendments, which have become effective as of such time.

(b) "Applicable Rules" means the specific code, ordinances, rules, regulations and official policies of the County as adopted and in force at the time of permit issuance or map recordation and as amended from time to time, regarding planning, zoning, subdivisions, timing and phasing of development, permitted uses of the Subject Property, density, design, and improvement standards and specifications applicable to the Project, including the Public Facilities Needs Assessment Report, and the fees incorporated herein, except that:

(1) The fees required in the County Code specifically for the Major Projects shall *not* apply to the Project, unless and until the parties agree that the development of the Project will be processed as a Major Project;

and

(2) The zoning established by the Concurrent Approvals will not be amended or modified during the term of this Agreement without Lessee's prior written approval.

(c) "Best Efforts" means, in the case of any contingent obligation of County or Lessee, that the party so obligated will make a good faith effort to accomplish the stated goal, task, project or promised performance, provided such term does not imply a legal obligation to take any specific action if:

(i) In the case of a County obligation, such action would, in the reasoned opinion of the County Commission, be imprudent given competing public needs and projects; or

(ii) In the case of a Lessee obligation, such action would, in the reasoned opinion of the Lessee, be commercially unreasonable.

In either case, upon request, the responsible party shall give written notice to the other party that it has considered such contingent obligation and the reason for its decision not to perform.

(d) "Builder" means any person or entity, which constructs final improvements (other than off-site improvements or infrastructure) with respect to a subdivision or parcel of the Subject Property.

(e) "Code" means the Clark County Code, including all rules, regulations, standards, criteria, manuals and other references adopted herein.

- (f) "Concurrent Approvals" means the zoning, land use or map approvals and authorizations, relating to the Subject Property, together with the applicable conditions, as granted by the County Commission, including without limitation those approvals and conditions of approval per **WS-25-0168** the Agenda Sheet, Notice of Final Action and agenda map attached hereto as Exhibit "C" and incorporated herein by this reference.
- (g) "County" means the County of Clark, Nevada together with its successors and assigns.
- (h) "County Commission" means the Board of County Commissioners or Planning Commission of the County of Clark, State of Nevada.
- (i) "County Master Plan" means the comprehensive plan adopted by the County Commission in 1983 and all amendments thereto including, but not limited to, all adopted land use, development guides and elements, including the land use and development guide and the general plan map for unincorporated portions of the Las Vegas Valley adopted by the County Commission on January 24, 1974, except as amended by the adoption of more recent plans in effect as of the Effective Date.
- (j) "Development Agreement Ordinance" means Chapter 30.06 of the Clark County Unified Development Code (Title 30) along with any other Chapters of the Clark County Code that are relevant to this Agreement.
- (k) "Effective Date" means the date, on or after the adoption by the County Commission, of an ordinance approving execution of this Agreement whereas the Agreement has been executed and signed by both parties, that this Agreement is recorded in the Office of the County Recorder of Clark County, Nevada.
- (l) "NDOT" means Nevada Department of Transportation.
- (m) "NRS" means Nevada Revised Statutes.
- (n) "PFNA" means the Southwest Las Vegas Valley Public Facilities Needs Assessment Report, dated December 1, 2000, incorporated herein by this reference and approved by the County Commission on January 2, 2001.
- (o) "Project" means the Subject Property and the proposed development of the Subject Property described in this Agreement.
- (p) "Subject Property" means that certain real property, which Lessee has a long-term lease agreement that grants the Lessee a right to develop, located in the County and more particularly described on Exhibit "A".
- (q) "Term" means the term of this Agreement together with any extension agreed upon pursuant to Section 7.02 hereof.

SECTION 2 – RECITAL OF PREMISES, PURPOSE AND INTENT

2.01 Recitals. This Agreement is predicated upon the following facts and findings:

(a) Statutory Authorization. The County is authorized, pursuant to NRS §278.0201 through 278.0207, inclusive, to enter into binding Development Agreements with persons having a legal or equitable interest in real property to establish long range plans for the development of such property.

(b) Property Interest. Lessee represents that it has a long-term lease agreement with Clark County that grants Lessee the right to develop the Subject Property.

(c) County Authorization, Hearing and Ordinance. All preliminary processing with regard to the Project has been duly completed in conformance with all applicable laws, rules and regulations. The County Commission, having given notice as required by law, held a public hearing on Lessee's application seeking approval of the form of this Agreement and the execution hereof by the County. At the described meeting, the County Commission found that this Agreement is consistent with the County's plans, policies and regulations, including the County Master Plan, that the Agreement meets the requirements of Title 30 of the Code, and that the execution hereof by and on behalf of the County is in the public interest and is lawful in all respects. During the same meeting at which the public hearing was held, the County Commission adopted the Ordinance approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance was scheduled to be effective two weeks after adoption. County agrees to record a certified copy of the ordinance as required by NRS §278.0207.

(d) County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS, and as otherwise permitted by law, and this Agreement to provide for public services; public uses and urban infrastructure; to promote the health, safety and general welfare of the County and its inhabitants; to minimize uncertainty in planning for and securing orderly development of the Project and surrounding areas; to insure attainment of the maximum efficient utilization of resources within the County at the least economic cost to its citizens; and to otherwise achieve the goals and purposes for which the State statute and County ordinance authorizing Development Agreements were enacted.

(e) Lessee Intent. In accordance with the legislative intent evidenced by NRS §278.0201 through §278.0207, inclusive, authorizing Development Agreements and the intent of the County in adopting an ordinance allowing Development Agreements, Lessee wishes to obtain reasonable assurances that Lessee may develop the Project in accordance with the conditions established in this Agreement. Lessee acknowledges that there are insufficient public services, which includes facilities and infrastructure, existing or planned at this time. In order to develop the Subject Property, Lessee is willing to enter into this Development Agreement in order to pay Lessee's fair share of the costs to provide certain public services, facilities, and infrastructure in the area of this Project. Lessee further acknowledges that this Agreement was made a part of the County Record at the time of its approval by the County Commission and that the Lessee agrees without protest to the requirements, limitations, or conditions imposed by this Agreement and the Concurrent Approvals.

(f) Acknowledgment of Uncertainties. The parties acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be developed in the manner contemplated by this Agreement. Among such circumstances is the unavailability of water or other limited natural resources, federal regulation of air and water quality, and similar conditions. Lessee recognizes that water shortages could affect the County's ability to perform its obligations hereunder. Lessee further acknowledges and agrees this Agreement does not relieve the Lessee from compliance with existing, changed, modified or amended rules regulations, laws, ordinances,

resolutions, fees codes, etc., of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees, codes, etc. of governmental entities must be complied with by the Lessee and are not locked in nor a part of this Agreement. It is not the intent of the parties nor shall this Section be construed as excusing the County of any obligation hereunder or depriving Lessee of any right under this Agreement, which can be performed.

(g) Provision of Water and Sewer Service. Lessee clearly understands and agrees that, amongst other requirements, water commitment and sanitary sewer system development approval must be obtained from the proper governmental entities namely the Las Vegas Valley Water District and the Clark County Water Reclamation District. Fees and services for such commitments and systems are established by said governmental entities and must be paid and complied with by the Lessee in accordance with said governmental entities requirements as amended from time to time. This Agreement or the County does not guarantee or provide the provision of water and sewer services.

2.02 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

2.03 Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS §278.0201 and the Code, this Agreement must set forth the maximum height and size of structures to be constructed on the Subject Property, the density of uses and the permitted uses of the land. County agrees the Project may be developed to the density and with the land uses set forth in the Land Use and Development Guide/Plan, along with the development standards set forth in the Concurrent Approvals and the Applicable Rules.

SECTION 3 – DEVELOPMENT OF THE PROJECT

3.01 Time for Construction and Completion of the Project. Subject to the terms of this Agreement and Applicable Rules, Lessee shall have discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Project. Nothing herein shall be construed to require the Lessee to develop the Project or any part thereof.

3.02 Reliance on Concurrent Approvals and Applicable Rules. County hereby agrees that Lessee will be permitted to carry out and complete the entire Project in accordance with the uses and densities set forth in the Concurrent Approvals subject to the terms and conditions of this Agreement and the Applicable Rules. Pursuant to the terms of this Agreement and subject to Lessee's infrastructure obligations described in this Agreement, the development of the Project may proceed.

3.03 Air Quality Conformity. Lessee acknowledges County has adopted an air quality plan and agrees to comply with the applicable provisions thereof, including any state and federal rules and regulations.

3.04 Dust Mitigation. Lessee will educate Builders and contractors within the Project of the applicable rules of the Clark County Department of Air Quality & Environmental Management with respect to dust mitigation and will encourage compliance therewith.

3.05 Water Conservation. Lessee agrees to encourage water conservation in the Project. Lessee agrees to design any open space using the best available, water conserving techniques, including but not limited to proper soil preparation and water conserving irrigation systems and equipment. Landscaping adjacent to public streets shall be limited to water conserving plant materials.

3.06 Temporary Storm Water Construction Permit. Lessee agrees to educate Builders and contractors within the Project on the requirements for a Temporary Storm Water Construction Permit issued from the Nevada Division of Environmental Protection (NDEP).

SECTION 4 – PUBLIC FACILITIES

4.01 Public Facilities. Lessee agrees that prior to issuance of any building permit for a single-family dwelling, multiple family dwelling, retail, office, industrial or hotel use in the Project, they will pay the fees as set forth in the Public Facilities Chart below, hereinafter referred to as Chart 4.01-A, except as modified by this Section 4.01.

In addition, the fees set forth in Chart 4.01-A below may be increased or decreased from time to time during the term of this Agreement if the modified fees are uniformly applied to all development and construction within the Public Facilities Needs Assessment area. The County and Lessee agree that any fee modifications shall be applied only for building permits not yet issued. Lessee and the County will not be entitled to any payment or reimbursements for fees paid for building permits issued prior to any such fee modification.

CHART 4.01-A PUBLIC FACILITIES CHART			
Type of Development	Infrastructure Category		Total
	Parks	Public Safety¹	
Single Family Dwelling Unit (per dwelling unit)	\$ 627.59	\$ 1,060.80	\$ 1,688.39
Multi Family Dwelling Unit (per dwelling unit)	\$ 627.59	\$ 1,040.11	\$ 1,667.70
Retail (per square foot gross floor area)	N/A	\$ 0.71	\$ 0.71
Office (per square foot gross floor area)	N/A	\$ 0.79	\$ 0.79
Industrial (per square foot gross floor area)	N/A	\$ 0.47	\$ 0.47
Hotel (per room)	N/A	\$ 1,062.52	\$ 1,062.52
¹ Fees only for Fire; no Metro			

4.02 Parks. In addition to the fees in Chart 4.01-A above, Lessee agrees that this development is subject to the Residential Construction Tax if required by Chapter 19.05 of the Clark County Code.

4.03 Traffic Study. Lessee shall prepare and submit to the County (and NDOT if applicable) a Traffic Study (if required) acceptable to the County (and NDOT if applicable) for the Subject Property prior to submittal of any final map for technical review, or prior to County issuance if any grading or building permits; whichever occurs first, and Lessee agrees to comply with said Study as approved by the County. Any modification to the Traffic Study must be approved by the Director of the Department of Public Works.

In addition to the fees in Chart 4.01-A above, Lessee agrees to construct at its sole cost and expense and dedicate to the County (or NDOT if applicable) any such roadway and traffic improvements identified in the Traffic Study as approved with conditions by the County (and NDOT if applicable), which are necessary for the Subject Property or for the mitigation of any traffic impacts caused by the development of the Subject Property.

Each facility must be built in the manner prescribed by the Code, NRS, and in accordance with the, “Uniform Standard Drawings for Public Works Construction, Off-Site Improvements, Clark County Area, Nevada”, as amended by the Concurrent Approvals as approved by the County, and the State’s Design Manual prior to issuance of any building permits for the area impacted by the facilities, as identified in the Traffic Study as approved with conditions by the County (an NDOT if applicable). Nothing herein shall be construed to require Lessee to construct the applicable traffic improvements if Lessee does not develop the impacted area. Lessee acknowledges it shall be responsible for all public and private roadway construction (if applicable), utility installations and modifications, lighting, traffic control equipment and signage, and aesthetic improvements relating to the development.

4.04 Drainage Study. Lessee shall prepare and submit to the County a Drainage Study, if required by the Clark County Department of Public Works, acceptable to the County for the Subject Property prior to recording any final map or the issuance of any grading and/or building permits. In addition to the fees in Chart 4.01-A above, Lessee agrees to construct at its sole cost and expense and dedicate to the County such flood and drainage facilities identified in the Drainage Study which are necessary for the flood protection of the Subject Property or for the mitigation of any downstream flood impacts caused by the development of the Subject Property.

Each facility must be built, in the manner prescribed by Code, prior to issuance of any grading and/or building permits for the area impacted by the facilities as identified in the approved Drainage Study in accordance with Code. Notwithstanding any other provision in this section no grading or building permit shall be issued in any area not protected by the drainage facilities identified in the approved Drainage Study.

SECTION 5 – REVIEW AND DEFAULT

5.01 Frequency of Reviews. As required by NRS §278.0205 and the Development Agreement Ordinance, at least once every twenty-four (24) months during the Term of this Agreement, Lessee shall provide and County shall review in good faith a report submitted by Lessee documenting the extent of Lessee's and County's material compliance with the terms of this Agreement during the preceding twenty-four (24) months. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

5.02 Opportunity to be Heard. County and Lessee shall be permitted an opportunity to be heard orally and in writing before the County Commission regarding their performance under this Agreement in the manner set forth in Development Agreement Ordinance.

5.03 Procedures in the Event of Noncompliance. In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing a courtesy notice, not less than thirty (30) calendar days prior to declaring a default under this Agreement. The time of notice shall be measured from the date of post mark which may be sent by regular mail.

The courtesy notice shall state the reason for noncompliance, any action necessary to correct the noncompliance, specify the nature of the alleged default and, where appropriate, the manner and period of time in which the noncompliance may be satisfactorily corrected. During the period of time the default letter is pending, the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following courses of action shall apply:

(a) County Procedures

(i) Intent to Remedy Noncompliance. After proper notice and the expiration of the above-referenced periods for correcting the alleged default, the Director of Comprehensive Planning, or his or her designee, may do one or both of the following options:

- (1) Immediately direct County staff to recommend that all future zoning, land use, and mapping applications within the Project be conditioned so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, or;

(2) Issue a letter providing notice of County's intent to set the matter for hearing before the County Commission. The letter shall notify Lessee of the action taken. In the event the County selects this option, County shall give Lessee at least seven (7) business days notice to correct the default before the matter is scheduled for a hearing. The letter notifying Lessee of the hearing shall contain the intended hearing date. The seven (7) business days will be measured from the date of the certified mailing of the notice.

(ii) Hearing Schedule. If the default is not corrected within the time specified above, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission on the next available Commission zoning agenda.

(iii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by Lessee and the default remains uncorrected, the County Commission may authorize the suspension of building permits within the Project or may amend or terminate this Agreement. Lessee shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to Sections 5.05 and 5.06 hereof, to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(b) Lessee Procedures

(i) After proper notice and the expiration of the above-referenced periods for correcting the alleged default, Lessee may issue a letter requesting a hearing before the County Commission for review of the alleged default. Upon receipt of the letter, County shall schedule an item to consider the alleged default on the next available Commission zoning agenda.

(ii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by County and remains uncorrected, the County Commission shall direct County staff to correct the default. Lessee shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to this Section hereof to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(c) Waiver. Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

(d) Notices. All notices provided for herein shall be sent to and in the manner provided in Section 7.08 of this Agreement.

5.04 Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default shall give notice of intent to amend or terminate this Agreement pursuant to NRS §278.0205 (the "Notice of Intent"), with notices sent in the manner

provided by Section 7.08 of this Agreement. Following any such Notice of Intent, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission.

5.05 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Lessee.

5.06 Institution of Legal Action. The County and Lessee agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Lessee may pursue any remedy at law or equity available for breach, except that neither the Lessee nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 5.03. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a Court under the standard review appropriate to Court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. If a party desires to present new or additional evidence to the Court, such party may petition the Court to remand the matter to the County Commission to consider the additional or new evidence. Jurisdiction for judicial review or any judicial action under this Agreement shall rest exclusively with the Eighth Judicial District Court, State of Nevada.

5.07 Applicable Laws. This Agreement shall be construed and enforced in accordance with the law of the State of Nevada.

SECTION 6 – CONFLICTING LAWS

6.01 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively, and:

(a) Notice and Copies. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

6.02 County Commission Hearings. In the event the County believes that an amendment to this Agreement is necessary pursuant to this Section 6 due to the effect of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the County Commission. The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Lessee shall have the right to offer oral and written testimony at the hearing. Any suspension or modification ordered by the County Commission pursuant to such hearing is subject to judicial review as set forth in Section 5.06. The parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

6.03 Cooperation in Securing Permits. The County shall use its Best Efforts to cooperate with Lessee in securing any County permits, licenses or other authorizations which may be required as a result of any amendment or suspension resulting from actions initiated under this Section 6. Lessee will be responsible to pay all applicable fees in connection with securing of the permits.

SECTION 7 – GENERAL PROVISIONS

7.01 Enforcement and Binding Effect. Subject to the limitations of NRS §278, this Agreement is enforceable by either party in accordance with its terms notwithstanding any change (which, except for this Agreement, would otherwise be applicable) in any of the Applicable Rules. Nothing in this Agreement shall prevent the County from increasing "cost based fees" which are deemed to be administrative fees for issuance of land use approvals, building permits, plan checks, or inspections which are based upon actual costs to the County and which are uniformly applied to all development and construction subject to the County's jurisdiction. "Cost based fees" do not include the fees addressed in Section 4.01 of this Agreement.

7.02 Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the date the land use application expires or upon the eighth (8th) anniversary of the Effective Date, or when all obligations hereunder are satisfied, whichever occurs earliest, unless extended by written agreement executed by County and Lessee.

7.03 Assignment.

(a) Transfer. This Agreement shall not be transferred or assigned to any person, entity, partnership, or corporation, without express the written consent of Clark County.

(b) Financial Transactions. Unless authorized in the lease agreement with Clark County, Lessee shall not transfer, assign or encumber the Subject Property, the Project or portions thereof in connection with financing transactions, without the written consent of Clark County regardless of the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom.

7.04 Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and Section 5 of this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the parties hereto.

7.05 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Lessee shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Lessee or those of its contractors, subcontractors, agents, employees, or other persons acting on Lessee's behalf which relate to the development of the Project. Lessee agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Lessee's activities in connection with the development of the Project.

Lessee agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

7.06 Binding Effect of Agreement. Subject to Section 7.03 hereof, the burdens of this Agreement bind, and the benefits of this Agreement inure to the parties' respective successors in interest.

7.07 Relationship of Parties. It is understood that the contractual relationship between County and Lessee is such that Lessee is an independent contractor and not an agent of County for any purpose.

7.08 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be sent to the address on file to Lessee and/or Applicant, as shown on "Exhibit B" and the Comprehensive Planning Department and Office of the District Attorney-Civil Division addressed as follows:

To County: COUNTY OF CLARK
Department of Comprehensive Planning, Current Planning Division
Clark County Government Center
500 South Grand Central Parkway, 1st Floor
P.O. Box 551741
Las Vegas, NV 89155-1741
Attn: Joel McCulloch

With a Copy to: COUNTY OF CLARK
OFFICE OF THE DISTRICT ATTORNEY-CIVIL DIVISION
Clark County Government Center
500 South Grand Central Parkway, 5th Floor
P.O. Box 552215
Las Vegas, Nevada 89155-2215

Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

7.09 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

7.10 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of the County or Lessee, as the case may be.

7.11 Recording Amendments. Promptly after the Effective Date, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Lessee in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Lessee shall be recorded in the Official Records of Clark County, Nevada.

7.12 Release. Each unit within the Subject Property shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of an Occupancy Permit for the building in which the unit is located.

7.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Sections and Exhibits shall be to Sections and Exhibits of or to this Agreement, unless otherwise specified.

7.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

7.15 Voluntary Agreement. Lessee acknowledges that they had the option of conducting their own public facilities needs assessment study, but instead voluntarily chose to accept the findings, conclusions and fee schedule contained within the County PFNA defined in Section 1.01(n) of this Agreement. Lessee further acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

7.16 No Third Party Beneficiary Rights. This Agreement shall inure solely to the benefit of each party hereto and its successors and permitted assigns and nothing in this Agreement, express or implied, shall confer upon any other person or entity, including the public or any member thereof, any rights, benefits or remedies of any nature whatsoever.

7.17 Conflict With Lease Agreement. In the event this Agreement conflicts with the lease agreement between Clark County and the Lessee concerning the Subject Property, the terms of the lease agreement between the Clark County and the Lessee controls.

[signatures appear on following page]

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the day and year first above written, as authorized by Ordinance No. 1579 of the Clark County Code, to be effective on the date shown in Section 2.01(c).

COUNTY:

BOARD OF COUNTY COMMISSIONERS,
COUNTY OF CLARK, STATE OF NEVADA

Attest:

By: _____
Michael Naft, Chair

Lynn Marie Goya, County Clerk

LESSEE:

Lawrence Monkarsch - manager
PRINT LESSEE NAME

ENTITY NAME:

Main and Main Commerce Center LLC
PRINT ENTITY NAME

By:

[Signature]
Lessee Signature

ACKNOWLEDGMENT:

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on the 12th day of May, 2026,
by Lawrence Monkarsch
(Printed Name of Document Signer)

NOTARY PUBLIC

[Signature]
Signature

My Commission expires: December 29, 2029

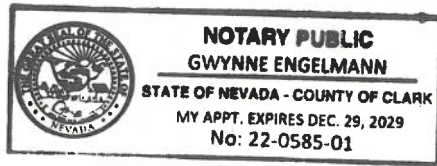


Exhibit "A"
Legal Description

(see next page for attachment)

LEGAL DESCRIPTION

THOSE PORTIONS OF THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 5, 6, 7, 8 AND 35 OF SAID SECTION 3;

EXCEPTING THEREFROM THAT PORTION OF "RAINBOW BOULEVARD" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN GRANT DEED, RECORDED APRIL 6, 1966, IN BOOK 706, AS INSTRUMENT NO. 567729, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF "SUNSET ROAD" AND "MONTESSOURI STREET" PUBLIC STREETS DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION, RECORDED MAY 24, 2001, IN BOOK 20010524, AS INSTRUMENT NO. 01749, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "LAS VEGAS BELTWAY" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION, RE-RECORDED JULY 24, 2003, IN BOOK 20030724, AS INSTRUMENT NO. 00442, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "SUNSET ROAD" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION, RECORDED SEPTEMBER 28, 2006, IN BOOK 20060928, AS INSTRUMENT NO. 06566, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "RAINBOW BOULEVARD" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN FINAL ORDER OF CONDEMNATION, RECORDED MARCH 5, 2010, IN BOOK 20100305, AS INSTRUMENT NO. 03732, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "RAINBOW BOULEVARD" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION, RECORDED JUNE 22, 2011, IN BOOK 20110622, AS INSTRUMENT NO. 02192, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

FURTHER EXCEPTING THEREFROM THAT PORTION OF "MONTESSOURI STREET" A PUBLIC STREET DEDICATED TO CLARK COUNTY BY THAT CERTAIN DEDICATION IN FEE, RECORDED NOVEMBER 21, 2019, IN BOOK 20191121, AS INSTRUMENT NO. 01759, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

CONTAINING 19.98 ACRES, MORE OR LESS.

Exhibit "B"
Development Agreement Lessee Correspondence

Exhibit "B"
Development Agreement Owner/Applicant Correspondence

In accordance with Section 7.08, all notices, demands and correspondence required or provided for under this agreement shall be sent to the Owner and/or Applicant as follows:

Address all Correspondence as follows:

Owner

Clark County RPM
500 S. Grand Central Pkwy, 4th Floor
Las Vegas, NV 89155

Applicant/Correspondent

Jason Vossmer
6260 W Pebble Rd, Ste 110, Las Vegas, NV 89139
(702) 262-6032/ (702) 677-0862/ JasonV@LMConstructionco.com

Exhibit "C"
Agenda Sheet, Notice of Final Action, and Agenda Map

(see next page for attachments)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase wall height; **3)** allow existing and new attached sidewalks; **4)** reduce street width; and **5)** reduce throat depth.

DESIGN REVIEW for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along Rosanna Street and Rafael Rivera Way to 1 foot where 10 feet is required behind an attached sidewalk per Section 30.04.01D (a 90% reduction).
2. Increase the wall height to 8 feet where a minimum of 3 feet is permitted in the front and side yards per Section 30.04.03B (a 167% increase).
3.
 - a. Allow an existing attached sidewalk along Rainbow Boulevard where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow a proposed attached sidewalk along Rosanna Street and Rafael Rivera Way where a detached sidewalk is required per Section 30.04.08C.
4. Reduce street width to 47 feet for Rosanna Street where 60 feet is required per Section 30.04.08D (a 22% decrease).
5.
 - a. Reduce the proposed driveway throat depth (D1) to 33 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
 - b. Reduce the proposed driveway throat depth (D2) to 17 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
 - c. Reduce the proposed driveway throat depth (D3) to 13 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - d. Reduce the proposed driveway throat depth (D4) to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 65% reduction).
 - e. Reduce the proposed driveway throat depth (D5) to 50 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).
 - f. Reduce the proposed driveway throat depth (D6) to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 7075 W. Sunset Road
- Site Acreage: 19.32
- Project Type: Warehouse and distribution development
- Number of Stories: 1
- Building Height (feet): 48 (Building P2-A and P2C)/44 (Building P2-B)
- Square Feet: 147,600 (Building P2-A)/39,520 (Building P2-B)/133,440 (Building P2-C)
- Parking Required/Provided: 257/317
- Sustainability Required/Provided: 7/6.5

Site Plans

The plans depict the proposed warehouse and distribution complex located at the south side of Sunset Road and the west side of Rainbow Boulevard. The plans show that the proposed warehouse development will consist of 3 buildings, 2 on the north side (Building P2-A and Building P2-C) and 1 on the south side (Building P2-B) of the Wagon Trail Avenue alignment. Building P2-A is 86 feet from Sunset Road, and 77 feet from Montessouri Street. Building P2-C is 101 feet from Sunset Road and 93 feet from Rainbow Boulevard. The plan shows that parking lots are provided on the west, east, and north sides of Building P2-A, and along the north and east sides of Building P2-C. Building P2-B is setback 52 feet from the north property line, 62 feet from the east property line, 60 feet from the south property line and 45 feet from the west property line. The parking lots are provided on the east and south sides of the building. The proposed development provides a total of 317 parking spaces; this includes 12 ADA parking spaces and 9 electric vehicle charging stations. Excluding ADA and electric vehicle charging stations, the total parking spaces provided is 296 which does not exceed the 15 percent maximum allowed parking based on 257 required parking spaces for the development.

Wagon Trail Avenue bisects the property to the north and south and terminates in a cul-de-sac east of Rosanna Street. Rosanna Street is on the west side of the southern parcel and also terminates in a cul-de-sac at the south end. The truck aprons and loading docks with roll up doors are directed towards the public right-of-way but are screened with an 8 foot high wall. Eight foot high walls are proposed along the north and south sides of Wagon Trail Avenue and along the southern portion of the northern property along Rainbow Boulevard. The waiver request is to allow the 8 foot high wall on the south side of Wagon Trail Avenue, in the front yard, and along Rainbow Boulevard, in the side corner yard, where 3 feet is the maximum height permitted. The wall along the north side of Wagon Trail is permitted since it is the rear yard of the northern parcel and is setback for the required landscaping with detached sidewalk.

The applicant is requesting to reduce the proposed driveway throat depth for driveway accesses along Sunset Road, Montessouri Street, and Wagon Trail Avenue. The north side of the development contains a total of 5 driveways to the site and the request to reduce the throat depth ranging from 13 to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (the

reduction between 65% to 91%). While the south side of the development has a single access where it is requested to reduce the throat depth to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction). The applicant is requesting to allow the existing sidewalk along Rainbow Boulevard to remain in place. New attached sidewalks are proposed along Rafael Rivera Way and Rosanna Street along the bulb of the cul-de-sac. Detached sidewalks are shown on Sunset Road, Montessouri Street and Wagon Trail Avenue. The plans show the street width for Rosanna Street is 47 feet where 60 feet is required per Section 30.04.08C.

Landscaping

The plan depicts a 15 foot wide sidewalk and street landscaping area along Sunset Road, Montessouri Street, Wagon Trail Avenue, and Rosanna Street except along the cul-de-sac. A detached 5 foot wide sidewalk and 5 foot wide landscape strip on each side area shown, except for Rainbow Boulevard, where a 13 foot wide landscape area is shown behind the existing attached sidewalk. Alternative landscaping is proposed to allow medium sized trees along the street frontages. A landscape buffer is provided along Rafael Rivera Way and I-215 off-ramp. A waiver has been requested to reduce the landscape strip width along the bulb of the cul-de-sac of Rosanna Street and Rafael River Way.

Elevations

The plans depict 3 typical 1 story concrete tilt-up shell industrial buildings. The building exterior consists primarily of painted concrete tilt-up panels that vary in color across each façade switching between a purple, white, and gray color. Each façade also contains parapets that vary in height with the parapets changing 2 feet in height. The walls of the building recess and pop-out to create a varying appearance to the building. Access to the building is provided primarily through the office entrances at the corner of each building, except for Building P2-A which also has an office at the center part of the building. Entrances contain a double door commercial window and door system and is recessed into the building to shade the entrance. Multiple windows at 2 levels on the façade are provided on the corners of each building. Additional access to the buildings is provided by hollow metal doors that are painted to match the corresponding façade, and white metal roll-up overhead doors on the south sides of Buildings P2-A and P2-C and the north side of Building P2-B. All mechanical equipment will be screened from view. Buildings will be a maximum of 48 feet in height.

Floor Plans

The plans shows that the buildings are shells that will be modified for future tenants to include possible office spaces at each corner of the building, except for Building P2-A where it has an office space at one corner on the southeast portion of the building. The plans shows that the overall interior space consists of 147,600 square feet for Building P2-A, 39,520 square feet for Building P2-B, and 133,440 square feet for Building P2-C.

Applicant's Justification

The site will have 2 access points along Sunset Road, Montessouri Street, and 2 along the future Wagon Trail Avenue east of the Rosanna Street alignment. A waiver is requested to reduce the throat depth for driveways #1, #2, #3, #4, #5 and #6. While the throat depths are reduced, there is additional distance before any parking or loading areas for all driveways. The reduction in

throat depths will not pose a traffic or safety concern, including any increase in stacking onto the right-of-way. The proposed industrial warehouse park will attract far less traffic than a commercial shopping center. The applicant requests a waiver to allow for an existing sidewalk along Rainbow Boulevard to remain in place. The applicant is designing the site to accommodate the future bus stop along Rainbow Boulevard closer to the intersection. The request to allow the 8 foot high wall along Wagon Trail Avenue and Rainbow Boulevard encroaches into the setbacks. The wall height increase will not negatively impact the site because this wall is located internal to the site and is not facing a true front yard visible to the public. A waiver request to reduce the width of Rosanna Street to accommodate the detached sidewalk along the east side.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0890-05	Reclassified APN 176-03-501-017 from RS20 to CG zoning for future commercial development	Approved by BCC	July 2005
ZC-0466-04	Reclassified APN 176-03-501-014 from RS20 to CG zoning for future commercial development	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Corridor Mixed-Use & Business Employment	RS20 (AE-60) & IP (AE-60)	Bruce Woodbury Beltway
East	Business Employment & Corridor Mixed-Use	CG & RS20 (AE-60)	Shopping center & undeveloped
West	Business Employment	IP & RS20 (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0166	A zone change to reclassify the site from RS20 and CG to IP is a companion item on this agenda.
VS-25-0167	A vacation and abandonment for portions of rights-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

While the street configuration of the cul-de-sac could be redesigned to meet the street landscaping strip width requirement, as this is an undeveloped site, and there is extensive landscaping along most of the cul-de-sac and the small area with the reduced landscaping will not impact the area. Therefore, staff can support this request.

Waiver of Development Standards #2

The proposed walls along Wagon Trail Avenue, east of the Rosanna Street alignment measure 8 feet high and are located within the front setback area. Since there is limited traffic along Wagon Trail Avenue, and landscaping is provided per Code, staff can support this request. Similarly, the required landscaping is provided along Rainbow Boulevard. The landscape area is setback from the constructed roadway, and is also elevated from the property; therefore, staff can also support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The architecture meets the requirements per Code, and the site is compatible with the surrounding commercial uses. The plans depict a greater number of trees within the street landscaping areas and parking lot landscaping. The sustainability table shows 6.5 out of 7 points being met with additional points for LED lighting, roof insulation, hybrid panelized roof system, water efficient irrigation control, roof design with solar panels, low-emitting VOCs and insulated concrete panels. Although the loading areas or truck aprons are oriented towards the Wagon Trail Avenue right-of-way, the proposed 8 foot high screen walls are being proposed to screen the truck aprons or loading docks. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request for attached sidewalks along Rainbow Boulevard and Rosanna Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street width as Rosanna Street should see minimal traffic as it dead ends to the south of this site.

Waiver of Development Standards #5

Staff has no objection to the reduced throat depth for the commercial driveways along Sunset Road, Montessori Street and Wagon Trail Avenue. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer on Sunset Road.

Staff Recommendation

Approval of waivers of development standards #1, #2, #4 and #5, and the design review; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;

- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of waivers of development standards #4 and #5; denial of waivers of development standards #1, #2, #3, and the design review.

APPROVALS:

PROTESTS:

APPLICANT: LARRY MONKARSH

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

April 28, 2025

MARISSA FEHRMAN
KAEMPFER CROWELL
1980 FESTIVAL PLAZA DRIVE, SUITE 650
LAS VEGAS, NV 89135

REFERENCE: WS-25-0168

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **April 16, 2025**. The final decision along with any conditions are listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT • MARILYN KIRKPATRICK • JUSTIN C. JONES • APRIL BECKER • JAMES B. GIBSON
KEVIN SCHILLER, County Manager



Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director

- **Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;**
- **30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;**
- **90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

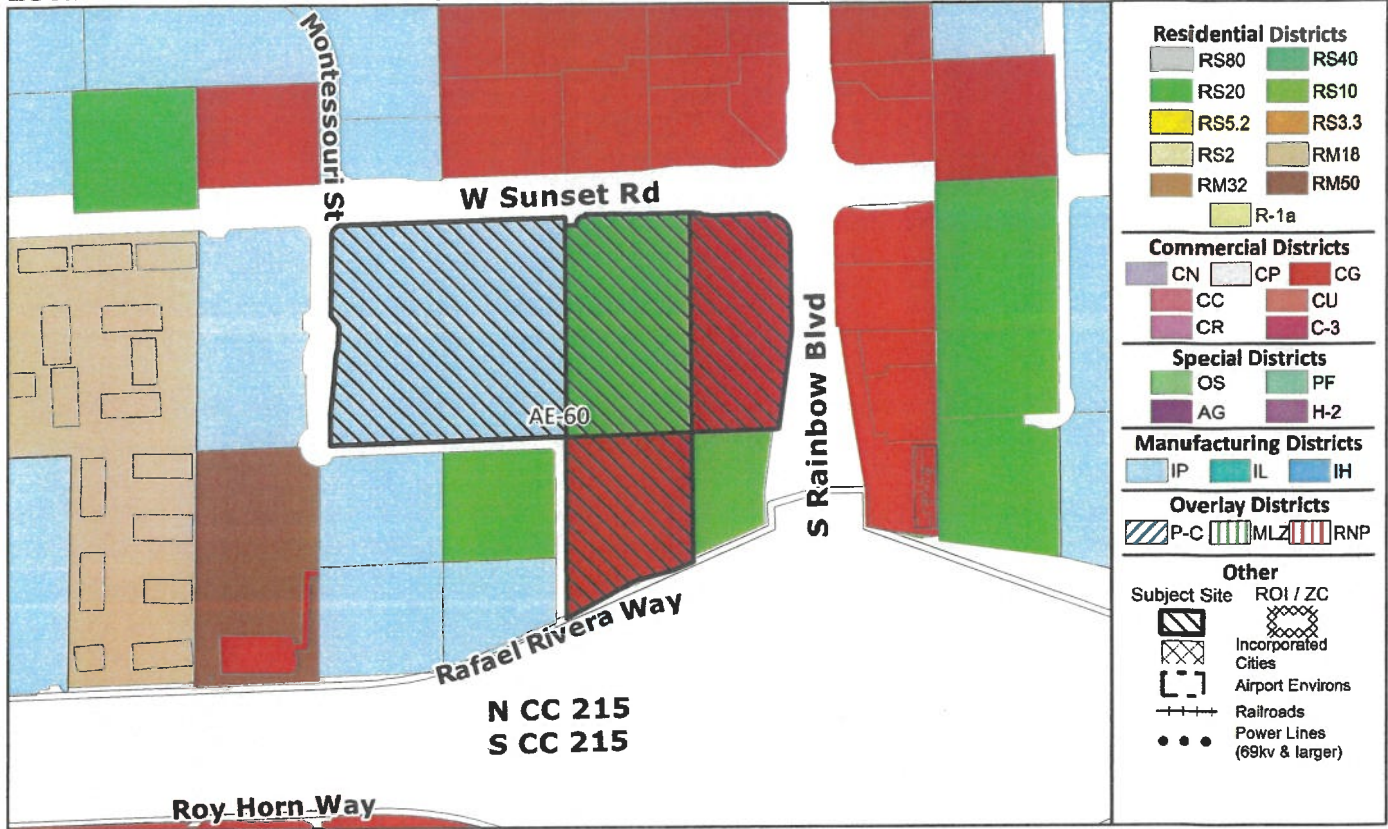
BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT • MARILYN KIRKPATRICK • JUSTIN C. JONES • APRIL BECKER • JAMES B. GIBSON
KEVIN SCHILLER, County Manager

Commission Agenda Map

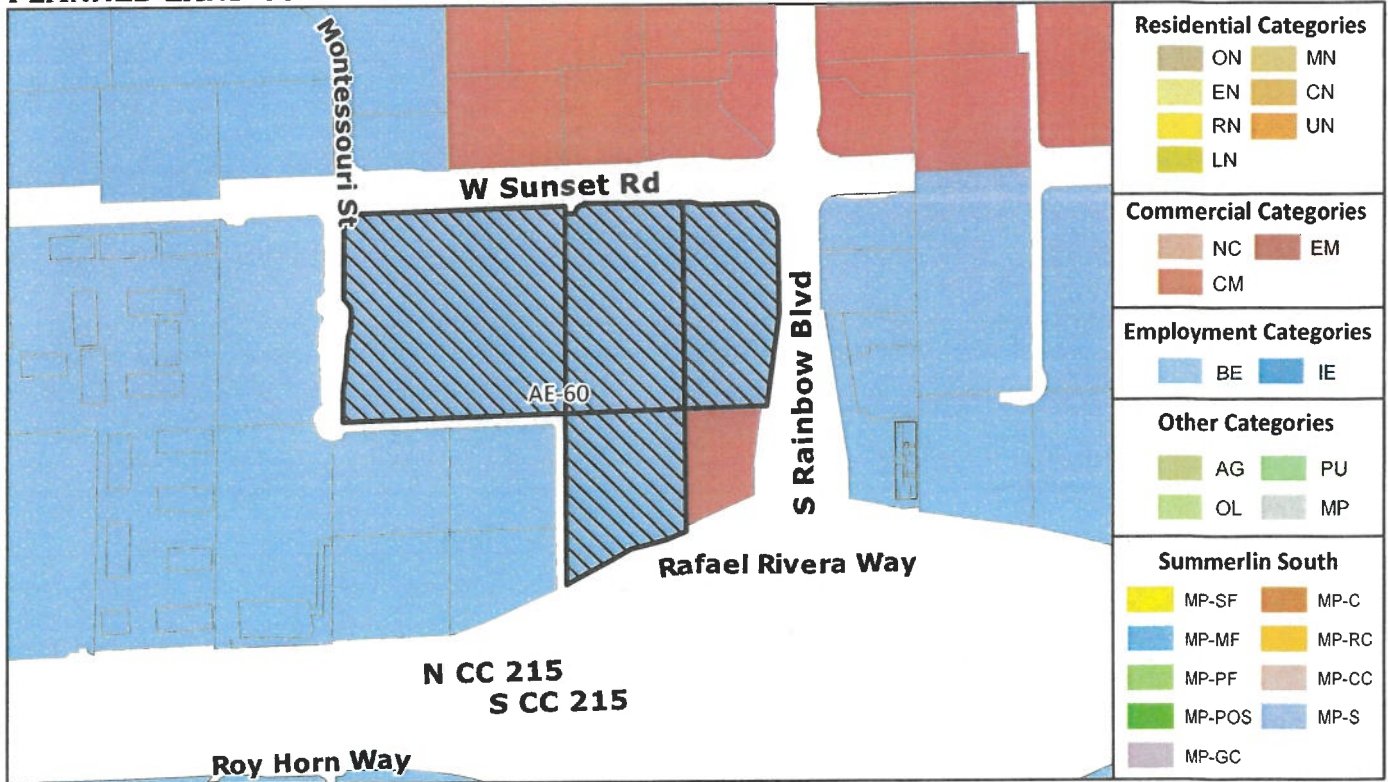
WS-25-0168

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
 17603501017
 17603501005
 17603501014

See complete list on file



0 125 250 500 Feet
 Map Created on 2/27/2025

