

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input checked="" type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:				none		
Corporate/Business Entity Name:		Your Best Life				
(Include d.b.a., if applicable)						
Street Address:		7345 Luz De Villa Ct		Website: yblnow.com		
City, State and Zip Code:		El Paso, Texas 79912		POC Name: Phoebe Fosmo		
				Email: phoebe@yblnow.com		
Telephone No:		4588369553		Fax No:		
Nevada Local Street Address:				Website: www.yblnow.com		
(If different from above)						
City, State and Zip Code:				Local Fax No:		
Local Telephone No:				Local POC Name:		
				Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
DEAN INNISS	Owner	100%

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation?

☐ Yes ☐ No

1. Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?

☐ Yes ☒ No

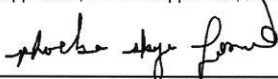
(If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)

2. Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?

☐ Yes ☒ No

(If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.

 Signature	Phoebe Skye Fosmo Print Name
Client relationship manager Title	April 17, 2025 Date

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

- ☐ Yes ☐ No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?
- ☐ Yes ☐ No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative

Property Information

Parcel: [16215704003](#) [Print](#)
Owner Name(s): COUNTY OF CLARK(PK
& COMM SERV)
Site Address: 1065 E TWAIN AVE
Jurisdiction: CC Paradise - 89169
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 9.07
Construction Year: 2005
Recorded Doc Number: 20020228 00002926
Aerial Flight Date: 2025-01-29

Zoning and Planned Land Use

Planned Land Use:
[Public Use \(PU\)](#)
Zoning Classification:
[Public Facility \(PF\)](#)
Land Use Plan Area: Winchester Paradise

Legal Description

Ownership

filter owners...

Parcel	Owners
162-15-704-003	COUNTY OF CLARK(PK & C
162-15-704-003	MARYLAND TWAIN L L C
162-15-704-002	MARYLAND TWAIN L L C

Flood Zone

Elected Officials

Commissioner: E - Tick Segerblom (D)
U.S. Senate: Jacky Rosen, Catherine Cortez-Masto
U.S. Congress: 1 - Dina Titus (D)
State Senate: 10 - Fabian Donate (D)
State Assembly: 15 - Howard Watts (D)
School District: D - Brenda Zamora
University Regent: 5 - Patrick Boylan
Board of Education: 1 - Tricia Braxton
Minor Civil Division: Las Vegas
Township: CC Paradise

Links

[Assessor's Information](#)
[Assessor's Parcel Map](#)
[Treasurer's Information](#)
[Document Image Records](#)
[Recorder's Office Information](#)
[Soil Guidelines Map](#)
[Expansive Soil Guidelines Map](#)
[Flood Zone Information](#)
[Mail Link of Current Parcel](#)
[Google Maps](#)
[Assessor Parcel Number Tree](#)

Current Tool: Select Property

