



Rural Alliance Advisory Committee (RAAC) Application

service integrity respect accountability excellence leadership

The RAAC consists of individuals that reside within a residential neighborhood in Clark County, with densities of 2 dwelling units per acre or less, areas designated with a rural neighborhood preservation overlay, or other spaces that are rural in nature. Members will offer input on issues that directly impact these areas. Members serve without compensation for two-year terms and attend regularly scheduled public meetings throughout the year.

Full Name: Susan J Philipp Phone Number: [REDACTED]

Email Address: [REDACTED]

Home Address: [REDACTED]

Mailing Address: same as above

Employer: Commercial Property Advisors Occupation: Broker/Property Manager

Note: This document and accompanying materials become public record once received by Clark County.

To be eligible to serve, you must be a resident of a rural community as defined above. Before you continue, please indicate if you meet the eligibility requirements: Yes No

Meetings will be held a minimum of four times per year, with the dates, times and locations to be determined by the new Committee.

If appointed, will you be able to attend meetings on a regular basis? Yes No

Have you attended a Planning Commission or County Commission meeting? Yes No

- Have you attached the REQUIRED resume ? Yes No

For the following questions, please feel free to attach additional pages as necessary

List 3 issues impacting rural communities? _____

1. Growth without proper buffering

2. Utilities access

3. Traffic in areas with livestock

Please list any boards or committees that you currently serve on: _____

Paradise Town Advisory Board

Why are you interested in becoming a member of the RAAC? _____

Currently live in an RNP that has development occurring all around. Would live to have input in making sure the community is not compromised as well as others in the County.

I verify by my signature below that all statements made on this application, as well as attached information, are true and complete to the best of my knowledge. I understand that an electronic signature has the same weight and effect as a handwritten signature. I understand that an incomplete application or any modifications to this application will not be accepted or considered.

Susan Philipp Digitally signed by Susan Philipp
Date: 2024.05.23 13:45:34 -07'00'

05/23/24

Signature

Date

You can submit your application and resume/letter of interest by fax to 702-455-3558, by email to AdministrativeServices@ClarkCountyNV.gov or by mail to Attn: Clark County Administrative Services

Attn: Agenda Coordinator
500 S. Grand Central Pkwy, 6th Floor
Las Vegas, NV 89155

Susan Philipp

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dedicated professional with over forty years of commercial real estate experience including management, leasing, construction management and accounting.

Commercial Property Advisors, LLC

Las Vegas, Nevada

Broker/Property Manager

2015 – Current

Executive position for local developer of commercial office, retail and industrial buildings. Supervise staff of leasing and engineering professional. Oversee all tenant improvement construction, capital improvements and retrofits. Prepare budgets and forecasting. Act as Landlord leasing representative.

PCC Executive Services, Inc. dba Sweet Ruby Jane Confections

Las Vegas, Nevada

Broker/Partner

2011 - 2016

Retail Confectionary. Due to economic downfall in commercial real estate I changed gears and opened confectionary shop with family. Handle budgeting, marketing, product development, accounting and customer service.

Coastal Partners, LLC

Las Vegas, Nevada

Vice President of Property Management

2001 - 2011

Executive position. Develop policy and procedures for property management team. Oversee the management of over 4 million square feet of office and industrial projects owned and developed by company. Supervise staff of over 25 leasing, management and engineering professionals. Handle the administration of tenant improvement construction, building remodels/retrofits, contracts and leases.

First City Real Estate Services/Imperial Commercial Real Estate Equity Trust

Las Vegas, Nevada

Real Estate Manager

1999-2001

Third party management for out of state REIT. Duties included day to day management and accounting. Preparation of disposition package and coordination of eventual sale of project.

CB Commercial Real Estate Group, Inc.

Las Vegas, Nevada

Real Estate Manager

1996-1999

Third party management of various projects totaling over 1 million square feet of office, industrial and retail buildings. Responsibilities included supervision of on-site managers and engineers, leasing and accounting. Represented company in acquiring additional management contracts.

Transwestern Property Company

Las Vegas, Nevada

Vice President - Property Management

1994-1996

Direction and supervision of property management functions and staff for the Las Vegas portfolio consisting of approximately 800,000 square feet of office, industrial and retail properties.

Wilshire Pacific Realty and Management Company

Las Vegas, Nevada

Vice President

1990-1994

Managed multi-faceted commercial portfolio for several institutional clients. Responsible for procurement of new clients. Wilshire Pacific was purchased by Transwestern Property Company in 1994. All accounts transferred management.

Professional Affiliations:

Paradise Town Advisory Board – Clark County, NV

Board Member 2009 – current

Commercial Real Estate Women of Southern Nevada (CREW)

Board of Directors 1996-2001 – Charter Member

President 2002 and 2007

Advisory Committee Chair

Building Owners and Managers Association of Southern Nevada (BOMA)

Board of Directors 2001 – Organizational and Charter Member

President Elect - 2002

Education:

Richland College; Dallas, Texas - Real Estate Program

Institute of Real Estate Management; Retail Course work

Various Real Estate Courses

Currently licensed Real Estate Broker with Property Management Permit in State of Nevada