

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve and authorize the Chair to sign a Resolution to Declare County-Owned Property as Surplus and Make Offer to Reconvey for ±1.37 acres of vacant Clark County owned real property identified as Assessor's Parcel Numbers 177-20-403-017 and 177-20-403-019 located east of Dean Martin Dr and north of W. Silverado Ranch Blvd; and authorize the Director of Real Property Management or her designee to sign a quitclaim deed conveying the property to the successor-in-interest and any other necessary documents to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

In July and August 2005, Clark County (County) Public Works purchased two (2) parcels totaling ±2.71 acres of land for \$2,300,800 for the construction of a portion of the I-15 and flood channel improvements. Construction has completed at this location leaving two (2) contiguous remnant parcels totaling ±1.37 acres (Remnant). There is no further County use for this Remnant.

The County has received a request from the successor-in-interest to the prior owners of the Remnant to acquire the Remnant. The County has satisfied the conditions of NRS 37.270. In accordance with NRS 244.290 in effect pursuant to the date of original acquisition, the County may offer the Remnant to the successor-in-interest for fair market value.

Fair market value for the Remnant has been set at \$837,500 by appraisal per NRS.

Upon payment plus any costs for the transfer and terms contained in the resolution, the County will reconvey the Remnant Parcel to the successor-in-interest.

This item was presented to the County Long Range Planning Committee on May 28, 2025.

Cleared for Agenda

06/17/2025

File ID#

25-2511