

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management or her designee to sign a Site Lease Agreement between Clark County (County) and NCWPCS MPL 32 - Year Sites Tower Holdings LLC a Delaware limited liability company, by and through CCATT LLC, a Delaware limited liability company (Lessee), to continue leasing ±988 square feet of County-owned real property for a wireless communication facility, located on a portion of Assessor's Parcel Number 177-15-401-002 known as Hidden Palms Park (Premises) and award a Grant of Non-Exclusive Easement to Nevada Energy for the Premises and sign any other documents necessary 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:

This Site Lease Agreement (Lease) replaces the expired agreement between Clark County (County) and New Cingular Wireless PCS, LLC, Lessee's predecessor-in-interest, dated January 3, 2006, and provides for the continuation of Lessee's use of the lease site.

The lease site consists of ±988 square feet on a portion of Assessor's Parcel Number 177-15-401-002. Lessee's equipment consists of a 20' x 47' equipment enclosure and a 90' monopine radio tower and existing underground utility lines. NRS 244.249 authorizes the County to enter into this Lease.

The terms of the Lease is five (5) years with three (3) additional five (5) year options to renew. The rent is set by appraisal at \$30,900.00 per year with 3% annual increases.

Lessee is in need of an additional ±1,013 non-exclusive utility easement to support its facilities. The fair market value of the easement has been set by appraisal at a one-time cost of \$5,747.50.

This item was presented to the County Long Range Planning Committee on July 8, 2021.

Cleared for Agenda

08/17/2021

File ID#

21-1190