

RESOLUTION TO DECLARE COUNTY-OWNED REAL PROPERTY AS SURPLUS
AND MAKE OFFER TO RECONVEY

WHEREAS, the County of Clark, a political subdivision of the State of Nevada ("**County**"), holds title to ± 1.37 acres of undeveloped County-owned real property (Assessor Parcel Number 177-20-402-017, 019) ("**Property**") located on East of Dean Martin Dr and North of W Silverado Ranch Blvd, Las Vegas, Nevada as legally described in Exhibit "A";

WHEREAS, the Property consists of two (2) parcels totaling ±1.37-acre remaining after the County's purchase under threat of eminent domain of the original two (2) parcels totaling ±2.71 acres purchased from Randal R Newman & Sue E Newman and the Herbert R Hutchings Living Trust ("**Prior Owners**") in July & August of 2005, for the construction a portion of the I-15 and flood channel improvements;

WHEREAS, the County has satisfied the conditions of NRS 37.270;

WHEREAS, under certain criteria, Nevada Revised Statute 244.290 allows the County to make an offer to reconvey the Property back to the Prior Owners, or their successor in interest, for an amount equal to the appraised value of the land at the time of reconveyance; and

WHEREAS, the Prior Owners have conveyed their interest in the Property to Robert R Black Sr as their successor-in-interest ("**Successor-in-Interest**").

NOW, THEREFORE, be it resolved by the Clark County Board of Commissioners as follows:

1. The Property is surplus to the County's needs and reconveyance of the Property to prior owners or their successor in interest, for \$837,500.00 plus any costs for transfer is in the best interest of the County and its residents.
2. The Director of the Department of Real Property Management is hereby authorized and directed to make a written offer to reconvey the Property to the Successor-in-Interest, on the terms contained in this Resolution ("**Offer to Reconvey**").
3. Upon compliance by the Successor-in-Interest of this Resolution, the Property shall be conveyed to the Successor-in-Interest by quitclaim deed maintaining, (a) an acknowledgement that the County is reconveying the Property in "as-is" condition with no abutter's or access rights to any publicly-dedicated right of way, and (b) language stating the conveyance is subject to any liens, encumbrances, covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements whether or not shown in the public records ("**Quitclaim Deed**").
4. By accepting the County's Offer to Reconvey, the Successor-in-Interest is relying only upon its independent investigation and not upon any County representations or warranties regarding the physical condition or stability of the Property, the existence of hazardous

materials on or under the surface or the suitability of the Property for Successor-in-Interest's purposes or for any other purpose.

5. All costs associated with the reconveyance of the Property, including but not limited to any escrow fees, closing costs, recording fees, title insurance premiums, real property transfer or other taxes, appraisal fees, assignment fees, publication costs, commissions and loan costs shall be paid by the Successor-in-Interest.

6. The Successor-in-Interest shall, within forty-five (45) calendar days after the date of the County's Offer to Reconvey, to accept the Offer to Reconvey on the terms in this Resolution by signing an acceptance of the Offer to Reconvey and either delivering a cashier's check for **\$837,500.00** payable to "Clark County" plus any costs for transfer or delivering into escrow, with a company of the County's choosing, all funds and documents necessary for closing. Time is of the essence.

7. The terms of this Resolution survive the recording of the quitclaim deed.

BE IT FURTHER RESOLVED that, upon acceptance of the County's Offer to Reconvey, and upon compliance with the terms of this Resolution, the Director of Real Property Management or their designee is authorized and directed to execute and deliver the Quitclaim Deed to the Successor-in-Interest.

Adopted and approved on this ____ day of _____, 20__.

ATTEST:

COUNTY OF CLARK, STATE OF NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Tick Segerblom, Chair

APPROVED AS TO FORM:

By



Nichole Kazimirovicz
Deputy District Attorney

EXHIBIT A

The West Half (W ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 36, Township 19 South, Range 59 East, M.D.M.

Excepting therefrom that portion as described in that certain Dedication recorded November 14, 2012, in Book 20121114 as Document No. 002512, of Official Records.

Excepting therefrom any portion lying within the Western Clark County 215 Bruce Woodbury Beltway, as described in that certain Dedication In Fee recorded January 25, 2022 as Instrument No. 20220125-0002134, of Official Records.

Property Information

Parcel: 17720403019

Owner Name(s): COUNTY OF CLARK(PUBLIC WORKS)

Jurisdiction: CC Enterprise - 89139

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 0.8

Recorded Doc Number: 20050729 00000467

Aerial Flight Date: 2025-01-29

Print

Zoning and Planned Land Use

Planned Land Use:

Business Employment (BE)

Zoning Classification:

Residential Single-Family 20 (RS20)

Land Use Plan Area: Enterprise

Legal Description

Subdivision Name: PARCEL MAP FILE 51 PAGE 83

Book Page: 051.083

Lot Block: Lot 2 Block

T-R-S: 22-61-20

Tax District: 635

Census Tract: 5834

Ownership

Flood Zone

Elected Officials

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

