

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management or her designee to sign a Lease Agreement between Clark County and Olive Crest for ±113,266 SF (± 2.6 acres) on Assessor's Parcel Number 138-02-701-003, including the on-site building addressed as 4233 N Rancho Drive Las Vegas, NV; and sign any other documents necessary for the transaction and management of the lease. (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:

Clark County (County) owns Assessor's Parcel Number 138-02-701-003 containing ± 5 acres and two (2) buildings, addressed as 4231 N Rancho Drive operated and known as the UMC Orthopedic and Spine Institute and 4233 N Rancho Drive formerly known as the UMC Rehabilitation Center (Property). Olive Crest desires to lease ± 113,266 (2.6 acres) of the Property, to include the ± 15, 710 sf 4233 N Rancho Drive building (Existing Building) (collectively the Premises) for the operation of a Children and Family Resource Center and construction of sixteen (16) apartments to house at-risk youth who have aged out of the foster system.

Olive Crest is a non-profit whose mission is to prevent child abuse and neglect by strengthening, equipping and restoring children and families in crisis by providing critical safety-net services to at-risk youth and sexually exploited children.

This lease will be for a period of twenty-five (25) years with one (1) twenty-five (25) year option. All costs for renovation of the Existing Building, construction of future improvements, utilities, maintenance, repairs, staff and equipment will be at the sole cost and expense of Olive Crest. County shall be entitled to first priority placement for up to fifteen percent (15%) of any available and unoccupied beds, subject to Olive Crest's eligibility requirements. Due to Olive Crest's valuable services to the community, this lease is offered with no payment of rent.

This item was presented to the County's Long Range Planning Committee on November 26, 2025.

Cleared for Agenda

01/06/2026

File ID#

26-1054