

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY DESCRIBED
AS ASSESSOR'S PARCEL NUMBER 177-20-403-015, 016 & 021

WHEREAS, at its regular meeting held on June 17, 2025, the Board of County Commissioners of Clark County, Nevada ("Board") approved a Resolution of Intent to Sell Real Property at Public Auction ("Resolution") for sale of ±0.65 acres of County-owned vacant real property described as Assessor's Parcel Numbers 177-20-403-015, 016 & 021 as legally described on Exhibit "A" attached hereto ("Property"), located on East of Dean Martin Dr and North of W Silverado Ranch Blvd, Las Vegas, Nevada; and

WHEREAS, the Resolution, adopted by the Board, provided that the Property would be sold at public auction pursuant to NRS 37.260 to be held during the Board's regularly scheduled meeting on July 15, 2025, on certain terms including a minimum sale price based on the appraised value; and

WHEREAS, the appraised value of this Property is \$281,000.00; and

NOW, THEREFORE BE IT RESOLVED by the Board that the offer of \$_____, from _____ ("Buyer"), is accepted as the sale price for the Property.

BE IT FURTHER RESOLVED, that the Chair of the Board or their designee is authorized and directed, upon performance and compliance by the Buyer with the terms of the Resolution, including payment of the sale price, to execute and deliver a quitclaim deed

PASSED, ADOPTED AND APPROVED this 15th day of July 2025.

ATTEST:

CLARK COUNTY, NEVADA

BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Tick Segerblom, Chair

APPROVED AS TO FORM:



Nichole Kazimirovicz, Deputy District Attorney

Exhibit "A"

PARCEL 1: (APN: 177-20-403-015)

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B &M, DESCRIBED AS FOLLOWS: PARCEL ONE (1) AS SHOWN BY MAP THEREOF ON FILE IN FILE 55 OF PARCEL MAPS, PAGE 45, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THAT PORTION AS CONVEYED FOR FLOOD CONTROL, BY DEDICATION IN FEE RECORDED AUGUST 15, 2024 IN BOOK 20240815 AS INSTRUMENT NO. 001070, OFFICIAL RECORDS.

PARCEL 2: (APN: 177-20-403-016)

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B &M, DESCRIBED AS FOLLOWS: PARCEL FOUR (4) AS SHOWN BY MAP THEREOF ON FILE IN FILE 55 OF PARCEL MAPS, PAGE 45, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA. EXCEPTING THAT PORTION AS CONVEYED FOR FLOOD CONTROL, BY DEDICATION IN FEE RECORDED AUGUST 15, 2024 IN BOOK 20240815 AS INSTRUMENT NO. 001070, OFFICIAL RECORDS.

PARCEL 3: (APN: 177-20-403-021)

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B &M, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST (SE) CORNER OF THE SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20; THENCE NORTH 0°07'15" WEST A DISTANCE OF 302.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°07'15" WEST A DISTANCE OF 132.00 FEET TO A POINT; THENCE NORTH 88°05'37" WEST A DISTANCE OF 331.58 FEET TO A POINT;

THENCE SOUTH 0°06'15" EAST A DISTANCE OF 132.00 FEET TO A POINT;
THENCE SOUTH 88°05'37" EAST A DISTANCE OF 331.63 FEET TO THE TRUE POINT OF
BEGINNING.

SAID PROPERTY BEING PARCEL 3 OF THE SURVEY THEREOF ON FILE IN BOOK 24 OF
SURVEYS, PAGE 66, IN

THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE LEGAL PREVIOUSLY APPEARED IN DOCUMENT RECORDED JULY 29,
2005 IN BOOK

20050729 AS INSTRUMENT NO. 000488, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED FOR FLOOD CONTROL BY
DOCUMENT RECORDED

JUNE 18, 2024 IN BOOK 20210618 AS INSTRUMENT NO. 002053, OFFICIAL RECORDS.

Property Information

Parcel: 17720403021
Owner Name(s): COUNTY OF CLARK(PUBLIC WORKS)
Jurisdiction: CC Enterprise - 89139
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.16
Recorded Doc Number: 20050729 00000488
Aerial Flight Date: 2025-01-29

Print

Zoning and Planned Land Use

Planned Land Use:

Corridor Mixed-Use (CM)

Zoning Classification:

Residential Single-Family 20 (RS20)

Land Use Plan Area: Enterprise

Legal Description

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

Current Tool: Select Property

Coords in State Plane ft

X: 774673 Y: 26707180

Flight Date: Most Current Flight

Current View: Default View

1: 1,000

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