

# CLARK COUNTY BOARD OF COMMISSIONERS

## AGENDA ITEM

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**Petitioner:** Shauna Bradley, Director of Real Property Management

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**Recommendation:**

**Approve and authorize the Chair to sign a Resolution to Sell Real Property allowing for the sale of ±0.54 acres of vacant Clark County-owned land (Assessor's Parcel Number 163-36-801-030) located at the southeast corner of Post Road and Mohawk Street, Las Vegas, Nevada, to the adjacent property owner (Bermuda Palms Management LLC) pursuant to NRS 244.281; establish the sale price of \$167,500; and authorize the Director of Real Property Management or designee to sign any other necessary documents to complete the transaction. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	1010.000	Fund Name:	Clark County General Fund
Fund Center:	1120102000-590920	Funded PGM/Grant:	N/A
Amount:	\$167,500		
Description:	Resolution to Sell Real Property		
Additional Comments:	N/A		

**BACKGROUND:**

Pursuant to the Southern Nevada Public Lands Management Act of 1998 (SNPLMA), Clark County (County) received over 5,000 acres of land from the Bureau of Land Management (BLM) for management and disposal, some of which have been identified as surplus available for sale, including Assessor's Parcel Number 163-36-801-030 (Property). The Property is a remnant created by the construction of a flood control facility and there are no known or anticipated uses by the County. Staff believes it is in the best interest of the County to sell the Property.

NRS 244.281 allows a board of county commissioners to sell real property owned by the county, without complying with provisions of NRS 244.282, directly to a person who owns property adjacent to the real property to be sold and the real property is a: 1.) remnant that was separated from its original parcel due to the construction of a flood control facility; or 2.) parcel, as result of its size, is too small to establish an economically viable use by anyone other than the person who owns property adjacent to it.

Two appraisals were prepared for the Property and the average of the two determined the sale price of \$167,500 as required by NRS 244.281.

The quitclaim deed conveying the Property will include a Restrictive Covenant and Reservation of Avigation & Clearance Easement, so that future uses are compatible with airport operations. The sale proceeds will be distributed under SNPLMA as follows: 85% to the Bureau of Land Management, 5% to the State of Nevada, and the remainder to DOA.

This item was presented to Long Range Planning Committee on June 17, 2024.

Cleared for Agenda

**11/19/2024**

File ID#

**24-1549**