

**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 ± 1.79 acres of undeveloped County-owned real property (Assessor Parcel Number 177-06-201-006) ("**Property**") located on the West side of Rogers St and North of W Pamalyn Ave, Las Vegas, Nevada as legally described in Exhibit "A".

WHEREAS, the Property consists of a ±1.79-acre parcel remaining after the County's purchase under threat of eminent domain of the original ±2.15 acre parcel purchased from Wade Krist ("Prior Owners") in November 1994, for the construction a portion of the CC215 Beltway; and

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

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 \$240,000.00 plus any costs for transfer is in the best interest of the County and its residents.
2. The Acting Director of the Department of Real Property Management is hereby authorized and directed to make a written offer to reconvey the Property to the Prior Owner, on the terms contained in this Resolution ("**Offer to Reconvey**").
3. Upon compliance by the Prior Owner of this Resolution, the Property shall be conveyed to the Prior Owner or their 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 Prior Owner 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'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 Prior Owner or their successor-in-interest.

6. The Prior Owners or their 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 \$240,000.00 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 Prior Owner or their 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"

THAT PORTION OF THE NORTH HALF (N ½) OF GOVERNMENT LOT THIRTY-FIVE (35) IN SECTION 6, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.B AND M. LYING EASTERLY OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY

EXCEPTING THEREFROM THAT PORTION OF ASH SHOWN AND DESCRIBED IN THAT CERTAIN DEDICATION DOCUMENT, RECORDED IN BOOK 20040323, INSTRUMENT NO.02091 AS EXHIBIT "A" AND ""B" ON FILE IN THE OFFICIAL RECORDS OF CLARK COUNTY, RECORDER, CLARK COUNTY, NEVADA.

Property Information

Parcel: 17706201006
 Owner Name(s): COUNTY OF CLARK(PUBLIC WORKS)
 Site Address: 0
 Jurisdiction: CC Enterprise - 89118
 Sale Date: Not Available
 Sale Price: Not Available
 Estimated Lot Size: 1.79
 Recorded Doc Number: 19941122 000000322
 Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Planned Land Use:
[Ranch Estate Neighborhood \(up to 2 du/ac\)](#)
[Residential Single-Family 20 \(RS20\)](#)
 Overlay District: AE-60
 Overlay District: RNP I
 Land Use Plan Area: Enterprise
 Community District: 2

Legal Description

Subdivision Name: LAND DIVISION 137-79
 Book Page: 137 79
 Lot Block: Lot:2 Block:
 T-R-S: 22-61-6
 Tax District: 635
 Census Tract: 2979

Ownership

filter owners...

Parcel	Owners	Recorded Document	Record
177-06-201-006	COUNTY OF CLARK(PUBLIC WORKS)	19941122-00322	11/22/1
177-06-201-006	KRIST WADE	19910718-00109	07/18/1
360-200-021	PORTELLI CARMELA	19901016-00125	10/16/1
360-200-021	GLINSKI HARVEY M	19901016-00123	10/16/1
360-200-021	MENAKER GARY S	19900827-00097	08/27/1
360-200-021	GRENN FRANCIS P LTD PFT SHR PL	2175-2134465	08/29/1

Appraisal

Flood Zone

Estimated Market Value

