

RESOLUTION OF INTENT TO SELL REAL PROPERTY AT PUBLIC AUCTION
ASSESSOR'S PARCEL NUMBER 140-08-601-016

WHEREAS, the County of Clark, a political subdivision of the State of Nevada (hereafter referred to as the "County"), owns ± 4.07 acres of vacant real property (Assessor's Parcel Number 140-08-601-016), located on the West side of N Nellis Blvd and North of E Gowan Rd, Las Vegas, Nevada, as legally described in Exhibit "A" attached hereto (hereafter referred to as the "Property");

WHEREAS, the Property is not needed for County purposes and no other public use of the Property is known or anticipated;

WHEREAS, the County desires to dispose of the Property pursuant to NRS 37.260 allowing for real property owned by a county to be sold at public auction; and

WHEREAS, the Property has been appraised by two disinterested competent appraisers chosen as required by NRS 244.2795, and the average of the two appraisals concludes the value of the Property is **Four Hundred Seventy-Five Thousand Dollars and 00/100 (\$475,000.00)**;

NOW THEREFORE, be it resolved by the Board of County Commissioners (hereafter referred to as the "Board") that:

1. It is in the best interest of the County to sell the Property at auction as provided in **NRS 37.260**, and on this **April 2, 2024** the Board declares the Property as surplus to the County's needs.
2. The sale of the Property is for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue, or other thoroughfare, or portion thereof, or flood control facility within the County.
3. The Property will be sold at public auction to the highest bidder at 10:00 a.m. on May 7, 2024 in the Commission Chambers at the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada, during the regular Commission meeting, at which time and place all sealed bids will be opened, examined and declared and oral bids will be taken under the following terms and conditions:
 - a. Any sealed bids must be made on the County's bid form available for pickup at the County Real Property Management Department, located on the 4th floor of the Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, Nevada 89155, or by accessing the County's website at https://www.clarkcountynv.gov/government/departments/real_property_management/surplus_property_sales.php

b. **THE MINIMUM ACCEPTABLE BID FOR THE PROPERTY IS AS FOLLOWS:**

APN NO.	SIZE	APPRAISED VALUE	MINIMUM BID
140-08-601-016	+/- 4.07 AC	\$475,000.00	\$475,000.00

- c. Sealed written bids will be accepted in person prior to 4:00 p.m. on May 6, 2024, at the County Real Property Management Department at the above-described location. All bids must be submitted in a sealed envelope and clearly marked **"ATTN: RIGHT OF WAY AGENT, REAL PROPERTY AUCTION PARCEL 140-08-601-016."**
- d. Any sealed written bids will be opened, examined and declared by the Board before calling for oral bids. Any initial oral bid must exceed the highest written bid by at least five percent (5%), and subsequent bids must be in increments of Five Thousand Dollars (\$5,000) or more above the previous highest oral bid.
- e. The Board reserves the right to determine which bids conform to all terms and conditions specified in this Resolution. The Board may reject any and all bids, either written or oral, and withdraw the Property from sale. The final acceptance or rejection of any bid may be made at the same meeting or at any adjourned session of the same meeting held within ten (10) calendar days. Unless the Board withdraws the Property from sale, the Property will be sold to the highest bidder.
- f. **It is the bidders' responsibility to inspect the Property and to determine the Property's condition, value, current zoning district and master plan designation, access, matters affecting title, applicable development codes, and all other pertinent information about the Property.**
- g. The County is selling the Property in "as-is" condition and under the assumption that the successful bidder's acquisition of the Property is based upon the bidder's independent investigation. The County makes no 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 the bidders' purposes or for any other purpose. The County makes no representations or warranties regarding legal access to the Property.
- h. The Property shall be conveyed by quitclaim deed subject to existing covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, liens, encumbrances, recorded or not recorded, and taxes for the current fiscal year. Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
- i. The Property is to be sold for cash. Within twenty-four (24) hours of the Board's final acceptance of the highest bid, the successful bidder shall make a **non-refundable** deposit of ten percent (10%) of the highest bid in the form of a cashier's check payable to "Clark County" delivered to the County Department of Real Property Management,

500 S. Grand Central Parkway, 4th Floor. If the successful bidder fails to timely deliver the non-refundable deposit as required, the next highest bidder may submit a **non-refundable** deposit of ten percent (10%) of the next highest bid as provided in this paragraph within twenty-four (24) hours of notification by the County. If the next highest bidder makes the deposit within such time, he or she will be deemed to be the successful bidder. The deposit shall be applied towards the purchase price.

- j. The sale of the Property shall be consummated through escrow at Fidelity Title of Nevada, Inc with Kristen Haynes. All costs associated with the auction and sale of the Property, including but not limited to any escrow fees, closing costs, title insurance premiums, real property transfer or other taxes, appraisal fees, publication costs, commissions and loan costs shall be paid by the successful bidder.
- k. The deadline for close of escrow is **sixty (60) calendar days** after the Board's final acceptance of the highest bid. Time is of the essence. The successful bidder may request one (1) thirty (30) calendar day extension of the deadline for close of escrow along with the deposit of an additional ten percent (10%) **non-refundable** deposit to be applied towards the purchase price upon closing. In the event the successful bidder fails to perform within sixty (60) calendar days, or ninety (90) calendar days if an extension has been granted, (i) the County may terminate the escrow and rebid the Property, (ii) the successful bidder forfeits its non-refundable deposit(s), and (iii) such failure shall be deemed by Fidelity Title of Nevada as instruction to immediately refund the deposit to the County without any further instruction or court order.
- l. Any individual who submits a sealed or written bid on behalf of an entity shall be deemed to have represented and warranted that such individual has the legal power, right and authority to bind the entity to the purchase of the Property on the terms contained in this Resolution.
- m. All bidders shall be deemed to have represented and warranted that either they, or the entity or individual they represent, have the funds necessary to pay the amount bid and all costs associated with the auction and sale of the Property.

[SIGNATURE PAGE TO FOLLOW]

PASSED, ADOPTED AND APPROVED this 2nd day of April, 2024

ATTEST

CLARK COUNTY, 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"

Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 20 South, Range 62 East, M.D.M., Clark County, Nevada; thence North 00°07'07" West a distance of 502.85 feet to a point;

Thence North 88°14'11" East along the North line of the South Half (S 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 8, a distance of 30.01 feet to a point in the easterly right-of-way of Lamont Ave., said point also being the TRUE POINT OF BEGINNING;

Thence continuing North 88°14'11" East a distance of 929.69 feet to a point;

Thence South 00°04'16" West a distance of 197.25 feet to a point;

Thence South 88°06'58" West a distance of 753.78 feet to the beginning of a curve concave to the Northeast, having a radius of 170.00 feet, and subtending a central angle of 91°45'55";

Thence Northwesterly along said curve an arc length of 272.27 feet to a point of tangency in the Easterly right-of-way of Lamont Ave.;

Thence North 00°07'07" West along said Easterly right-of-way of Lamont Ave., a distance of 23.86 feet to the TRUE POINT OF BEGINNING.

(NOTE: The above metes and bounds legal description appeared previously in that certain Grant, Bargain, Sale Deed, recorded March 19, 1984 in Book 1891 as Instrument No. 1850696, of Official Records, Clark County, Nevada.)

Assessor's Parcel Number: 140-08-601-016



Property Information

Parcel: 14008601016
Owner Name(s): COUNTY OF CLARK(FLOOD CONTROL)
Site Address: 0
Jurisdiction: CC Sunrise Manor - 89115
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 4.07
Recorded Doc Number: 00001891 01850696
Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Planned Land Use:
Business Employment (BE)
Zoning Classification:
Residential Single-Family 20 (RS20)
Overlay District: AE-70
Land Use Plan Area: Sunrise Manor
Community District: 1

Legal Description

T-R-S: 20-62-8
Tax District: 340
Census Tract: 4712

Ownership

Recorded Document	Recorded Date	Vesting	Tax District
00001891:1850696	03/19/1984	N5	340