

RESOLUTION OF ACCEPTANCE AND SALE OF REAL PROPERTY DESCRIBED
AS ASSESSOR'S PARCEL NUMBER 140-08-601-016

WHEREAS, at its regular meeting held on April 2, 2024, 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 ±4.07 acres of County-owned vacant real property described as Assessor's Parcel Number 140-08-601-016 as legally described on Exhibit "A" attached hereto ("Property"), located on the West side of N Nellis Blvd and North of E Gowan Rd, 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 May 7, 2024, on certain terms including a minimum sale price based on the appraised value; and

WHEREAS, the appraised value of this Property is \$475,000.00; 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 7TH day of May 2024.

ATTEST:

CLARK COUNTY, NEVADA

BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Tick Segerblom, Chair

APPROVED AS TO FORM:



Nichole Kazimirovich, 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

 Print

Site Address: 0
Jurisdiction: CC Sunrise Manor - 89115

Sale Date: Not Available

Estimated Lot Size: 407

Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Business Employment (BE)

Residential Single-Family 20 (RS20)

Land Use Plan Area: Sun

Community Disasters: I

T-R-S: 20-62-8

Census Tract: 471

11. Ownership

	Recorded Document	Recorded Date	Vesting	Tax District
F CLARK(FLOOD CONTROL)	00001891-1850696	03/19/1984	NS	340