

RESOLUTION OF INTENT TO SELL REAL PROPERTY
Assessor's Parcel Number 176-03-201-014

WHEREAS, the County of Clark, a political subdivision of the State of Nevada ("**County**"), holds title to ± 0.64 acres of undeveloped County-owned real property (Assessor Parcel Number 176-03-201-014) ("**Property**") located East of S Buffalo and South of Roy Horn Way, Las Vegas, Nevada, as further described in Exhibit "A" & "B" attached hereto and incorporated herein by reference;

WHEREAS, the Property consists of a ±0.64 acre parcel remaining after the County's purchase under threat of eminent domain of the original ± 5.01 acre parcel purchased from Big 10 Investment Club, a Nevada partnership ("**Prior Owners**") in July 1997, for the construction of a portion of the CC215 Beltway;

WHEREAS, On May 14, 2024, pursuant to NRS 244.290 the County offered to reconvey the Property back to the Prior Owners, at an amount equal to the appraised value of the land at the time of reconveyance after the Board of County Commissioners approved a Resolution to Declare County-Owned Real Property as Surplus and Make Offer to Reconvey on May 7, 2024 ("**Offer to Reconvey**");

WHEREAS, on May 30, 2024 the County received a signed rejection of the Offer to Reconvey from the Prior Owners;

WHEREAS, the County desires to dispose of the Property pursuant to NRS 244.281 (e)(1)(II) allowing for a parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale which requires a Resolution of Intent to Sell Real Property ("**Resolution**"); and

WHEREAS, The Property has been appraised pursuant to NRS 244.2795 and the concluded value of the Property is Six Hundred and Fifty-Five Thousand and 00/100 Dollars (\$655,000.00); and

NOW, THEREFORE, be it resolved by the Clark County Board of Commissioners ("**Board**") as follows:

1. It is in the best interest of the County to sell the Property, and the Board hereby declares the Property as surplus to the County's needs.
2. The Property, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale.
3. The adjacent property owner is Dolmayan Properties LLC ("**Adjacent Property Owner**").
4. The County is selling the Property in "as-is" condition. 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 Adjacent Property Owner's purposes or for any other purpose.

5. The Property shall be conveyed by quitclaim deed subject to existing covenants, conditions, restrictions, reservations, rights, rights-of-way, encumbrances, and easements as set forth in the Preliminary Title Report, and no access right in and to the beltway.
6. All costs associated with the conveyance 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 Adjacent Property Owner.
7. The purchase price of the property is Six Hundred and Fifty-Five Thousand and 00/100 Dollars (\$655,000.00).
8. Closing of the Property shall take place within sixty (60) days of this Resolution.
7. The terms of this Resolution survive the recording of the quitclaim deed.

BE IT FURTHER RESOLVED that 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 Adjacent Property Owner.

Adopted and approved on this ____ day of _____, 2024.

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

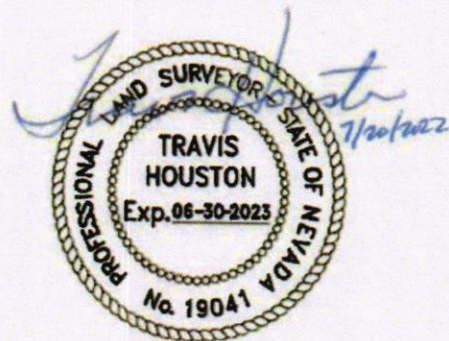
EXHIBIT "A"
Legal Description
For Remnant Parcel
APN 176-03-201-014

Page 1 of 1

That portion of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 22 South, Range 60 East, M.D.M., as shown and described in that certain Final Order of Condemnation recorded in Book 19970725, Instrument 01508 on file in the Official Records of the Clark County Recorder, Clark County, Nevada lying south of that certain DEDICATION document, recorded in Instrument 201309270002144 on file with said Recorder;

EXCEPTING THEREFROM any and all abutter's rights and access rights, along and across, the control of the access line as shown on **EXHIBIT "B"** attached hereto and made a part hereof.

This description was prepared by the Clark County Surveyor's Office from documents of record and does not constitute the results of a field survey made for this purpose. See **EXHIBIT "B"** attached hereto, and by this reference made a part hereof.



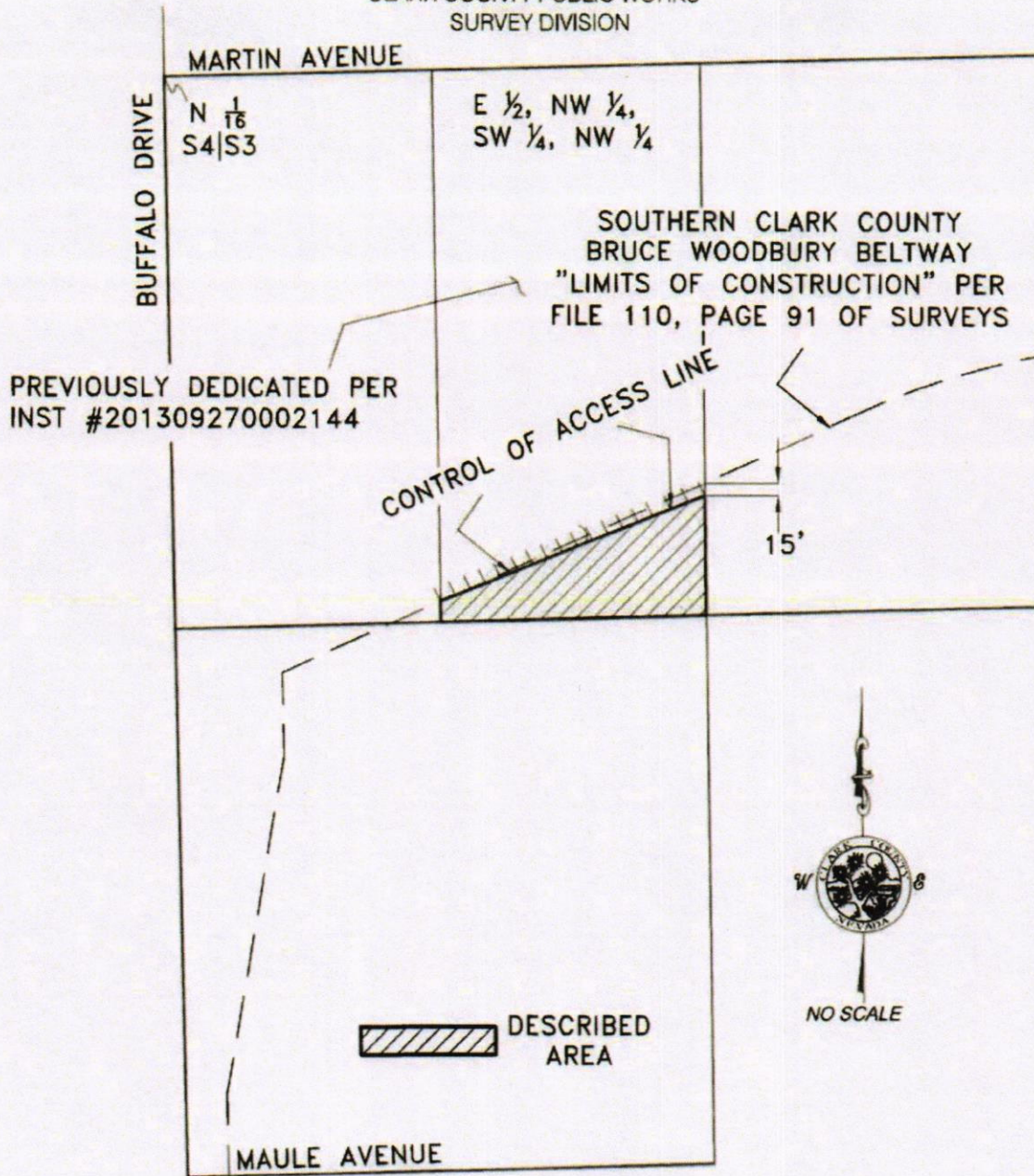
Travis Houston, P.L.S.
Nevada Certificate No. 19041
Clark County Surveyor's Office

Clark County Surveyor's Office | 500 S. Grand Central Pkwy, Las Vegas, NV 89155

P:\SURVEY\SHARED\DESCRIPTIONS\176-03-201-014 Remnant Southern CC 215 near Buffalo Dr.docx
P:\SURVEY\SHARED\DESCRIPTIONS\DWG\176-03-201-014 Buffalo and CC-215 REMNANTr1.dwg

EXHIBIT "B"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION



NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD SURVEY.

OWNER:
PARCEL NUMBER:
SECTION, TOWNSHIP, RANGE:
AREA OF REMNANT PARCEL:
REFERENCES:

CLARK COUNTY (PUBLIC WORKS)
176-03-201-014
SECTION 03, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.
0.64 ACRES MORE OR LESS
FILE 110, PAGE 91 OF SURVEYS: F.O.O.C.: 19970725.01508

Property Information

Parcel: 17603201014
Owner Name(s): COUNTY OF CLARK(PUBLIC WORKS)
Site Address: 0
Jurisdiction: CC Spring Valley - 89113
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.64
Recorded Doc Number: 19970725 00001508
Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Legal Description

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

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Tip: Pressing 'ctrl' and 'F5' keys simultaneously performs a "force reload", allowing you to enjoy new features as released

Print

