

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Shauna Bradley, Acting Director of Real Property Management

Recommendation:

Approve and authorize the Chair to sign a Resolution to Declare the County-Owned Property as Surplus and Make Offer to Reconvey ± 0.64 acres of vacant Clark County-owned real property (Assessor's Parcel Number 176-03-201-014) located east of S Buffalo Drive and south of Roy Horn Way; and authorize the Acting Director of Real Property Management or her designee to sign a quitclaim deed conveying the property to the prior owner or successor-in-interest and any other documents necessary to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

In July 1997, Clark County (County) acquired ± 5.01 acres of vacant land from Big 10 Investments (Prior Owner) known then as Assessor's Parcel Number 176-03-201-002 (now known as Assessor's Parcel Number 176-03-201-014), for the construction of a portion of the CC 215 Beltway (Beltway). The County Department of Public Works (Public Works) has completed work on the Beltway at this location and retained any needed easements leaving a remnant parcel of approximately ± 0.64 acres (Remnant Parcel). Public Works has deemed the Remnant Parcel surplus to the County's needs and finds that it is in the best interest of the County and its residents to surplus the Remnant Parcel.

The County has received a request from the adjacent landowner to acquire the Remnant Parcel. Pursuant to NRS 244.281(e)(1), the County may offer the Remnant Parcel to the adjacent landowner, after it has satisfied the conditions of NRS 244.290 valid pursuant to the year of original acquisition, which require the County to offer back to the Prior Owner at fair market value. If the Prior Owner or their successor-in-interest accept the offer to reconvey, the County will continue to reconvey to the Prior Owner. If the Prior Owner rejects or does not respond to the offer to reconvey, the County will continue to convey to the adjacent landowner for the fair market value.

Fair market value has been set at \$655,000 as determined by appraisal.

Upon payment plus any costs for the transfer and terms contained in the resolution, the County will reconvey the Remnant Parcel to the Prior Owner or their successor-in-interest or bring back to the Board of County Commissioners for resolution to convey to the adjacent landowner.

This item was presented to the County Long Range Planning Committee on April 10, 2024.

Cleared for Agenda

05/07/2024

File ID#

24-603