

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Chair to sign a Resolution to Sell Real Property allowing for the sale of ±30,492 square feet of vacant Clark County-owned land (Assessor's Parcel Number 162-31-401-045) located near the northwest corner of Sunset Road and Arville Street, Las Vegas, Nevada, to the adjacent property owner (Sunset BLDG LLC) pursuant to NRS 244.281; establish the sale price of \$319,000; and authorize the Director of Real Property Management or her designee to sign any other necessary documents to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #:	1010.000	Fund Name:	Harry Reid Unrestricted Operations
Fund Center:	1120102000-590920	Funded PGM/Grant:	N/A
Amount:	\$319,000		
Description:	Resolution of Intent to Sell Real Property		
Additional Comments:	N/A		

BACKGROUND:

On February 20, 2001, the Board of County Commissioners (Board) adopted a Resolution to Exchange Real Property within the Cooperative Management Area (CMA), in which Department of Aviation (DOA) obtained fee ownership of several parcels including Assessor's Parcel Number 162-31-401-022. This parcel is split by the Union Pacific Railroad right-of-way (UPRR ROW) and the area lying west of the UPRR ROW was dedicated for roadway, public utility and drainage purposes. The area lying east of the UPRR ROW is now identified as Assessor's Parcel Number 162-31-401-045 (Property) and totals 30,492 square feet (0.70 acre). The Property is landlocked and there are no known or anticipated uses by Clark County. Staff believes it is in the best interest of Clark County to sell the Property.

NRS 244.281 allows for the sale of 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 property adjacent to the real property for sale.

Two appraisals were prepared for the Property and the average of the two determined the sale price of \$319,000 as required by NRS 244.281.

The quitclaim deed conveying the Property will include a Restrictive Covenant and Reservation of Avigation & Clearance Easement, so that future uses are compatible with airport operations. The sale proceeds will be distributed under the Southern Nevada Public Lands Management Act of 1998 (SNPLMA) as follows: 85% to the Bureau of Land Management, 5% to the State of Nevada, and the remainder to DOA.

This item was presented to Long Range Planning Committee on August 10, 2022.

Cleared for Agenda

09/06/2022

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