CITY COUNCIL REGULAR
AGENDA ITEM SUMMARY PAGE

MEETING DATE:	**July 21, 2026**	**ITEM NO. 36**
SHORT TITLE:	**GRANT, BARGAIN, SALE DEED DIRECT LAND SALE OF 0.27 ACRES CLARK COUNTY**	
SUBJECT:	**Grant, Bargain, Sale Deed for the sale of 0.27 acres, more or less, of real property located in Section 28, Township 22 South, Range 63 East, M.D.M., further identified as Clark County Assessor's Parcel Number 179-28-602-007, to Clark County for $1.00, pursuant to the provisions of NRS 268.061(1)(e)(2), and authorize the Mayor, or her designee, to execute the deed and the City Manager/CEO, or her designee, to sign all other ancillary documents required to convey the property.**	
PETITIONERS:	**PUBLIC WORKS DEPARTMENT APPLICANT: CLARK COUNTY**	
ACTION TYPE:	**For Possible Action**	
RECOMMENDATION:	**Approve**	
STRATEGIC PRIORITY:	**Economic Vitality**	

FISCAL IMPACT:
Augmentation Required

ACCOUNT INFORMATION AND FINANCIAL COMMENTS:
This is a nominal consideration sale to Clark County for $1.00.

CMTS NUMBERS:
N/A

BACKGROUND / DISCUSSION:
On June 2, 2026, the City Council adopted Resolution No. 4686, expressing its intent to sell approximately 0.27 acres, more or less, of real property located in Section 28, Township 22 South, Range 63, East M.D.M., further identified as Clark County Assessor's Parcel Number ("APN") 179-28-602-007 (the "Property"), to Clark County for $1.00. Pursuant to the provisions of NRS 268.061(1)(e)(2), the City may sell real property owned by the City to the State or another governmental entity without first offering the real property to the public and for less than fair market value, provided that the sale restricts the use of the real property to a public use.

The Property, as a result of its size, is too small to establish an economically viable use by anyone other than the adjacent property owner. The sale of the Property would eliminate ongoing maintenance and inspection of the Property and will be in the best interest of the City.

RECOMMENDED MOTION:
approve the Grant, Bargain, Sale Deed for the sale of 0.27 acres, more or less, of real property located in Section 28, Township 22 South, Range 63 East, M.D.M., further identified as Clark

County Assessor's Parcel Number 179-28-602-007, to Clark County for $1.00, pursuant to the provisions of NRS 268.061(1)(e)(2), and authorize the Mayor, or her designee, to execute the deed and the City Manager/CEO, or her designee, to sign all other ancillary documents required to convey the property.

STAFF CONTACT NAME AND NUMBER REGARDING THIS ITEM:
Ken Dickson-702-267-1319

POST MEETING DOCUMENT SIGNATURE RESPONSIBILITY:
N/A

RESOLUTION NO. 4686
Direct Land Sale of 0.27 Acres to Clark County, Nevada

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, EXPRESSING ITS INTENT TO SELL APPROXIMATELY 0.27 ACRES, MORE OR LESS, OF REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 179-28-602-007, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 63 EAST M.D.M., DIRECTLY TO CLARK COUNTY, NEVADA, THE PROPERTY OWNER OF 1830 AND 1850 BOULDER HIGHWAY, HENDERSON, NEVADA, COMMONLY KNOWN AS THE CLARK COUNTY HERITAGE MUSEUM, FOR ONE DOLLAR ($1.00) PURSUANT TO THE PROVISIONS OF NRS 268.061(1)(e)(2).

WHEREAS, the City of Henderson ("City") is the owner of approximately 0.27 acres more or less of vacant land currently zoned RS-8-PUD (Low-Density Single-Family Residential), located in Section 28, Township 22 South, Range 63 East M.D.M., further identified as Clark County Assessor's Parcel Number ("APN") 179-28-602-007 as described in Exhibit A and depicted on Exhibit B attached hereto (the "Property"); and

WHEREAS, Clark County ("County") owns property located at 1830 and 1850 Boulder Highway, Henderson, Nevada, and further identified as APNs 179-28-501-005, 179-28-602-001, and 179-28-602-004 (collectively, the "County Property"), adjacent to the Property; and

WHEREAS, the County Property is developed as a Museum open to the public; and

WHEREAS, County desires to purchase the Property to combine with the County Property as part of the Museum; and

WHEREAS, the Property, because of its size, is too small to establish an economically viable use by anyone other than the adjacent property owner; and

WHEREAS, the sale of the Property will eliminate ongoing maintenance and inspection of the Property and will be in the best interest of the City; and

WHEREAS, pursuant to the provisions of Nevada Revised Statutes ("NRS") 268.061(1)(e)(2), the City may sell real property owned by the City to the State or another governmental entity without first offering the real property to the public and for less than fair market value, provided that the sale restricts the use of the real property to a public use and the City Council of the City of Henderson ("City Council") adopts a resolution finding that the sale will be in the best interest of the City; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. In accordance with NRS 268.061(1)(e)(2), the City Council hereby finds that the sale of the real property identified in the Grant, Bargain, Sale Deed ("Deed") attached hereto as Exhibit C, consisting of five pages, and in the Notice of Direct Land Sale ("Notice") attached hereto as Exhibit D, consisting of two pages, in the manner set forth in this Resolution, Notice, and Deed is in the best interest of the City, and authorizes and directs the Mayor or her designee to execute the Deed on behalf of the City of Henderson.

SECTION 2. The Property shall be sold to the County for One and 00/100 Dollars ($1.00).

SECTION 3. The Deed of the Property shall restrict the use of the Property to a public use, and any such additional terms and conditions as may be approved by the City Council.

SECTION 4. The public meeting at which City Council will consider and possibly accept the sale of the Property is July 21, 2026, at 4:00 p.m. or as soon after such time as practical, in the City Council Chambers, 240 Water Street, Henderson, Nevada 89015.

SECTION 5. A copy of this Resolution and Notice of Direct Land Sale can be obtained in the Office of the City Clerk, 240 South Water Street, Henderson, Nevada, and shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 South Water Street, 1st Floor Lobbies; and Whitney Ranch Recreational Center, 1575 Galleria Drive; and the Notice of Direct Land Sale will be published in the Las Vegas Review-Journal for three consecutive weeks, on June 5, 2026, June 12, 2026, and June 19, 2026.

SECTION 6. This Resolution is effective upon adoption unless stated otherwise in the Notice.

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PASSED, ADOPTED, AND APPROVED THIS 2ND DAY OF JUNE, 2026, BY THE FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye:
Michelle Romero, Mayor
Councilmembers:
Carrie Cox
Monica Larson
Jim Seebock
Dan H. Stewart

Those voting nay: None
Those abstaining: None
Those absent: None

Michelle Romero, Mayor

ATTEST:

Jose Luis Valdez, CMC, City Clerk

EXHIBIT A
DESCRIPTION OF THE PROPERTY

APN 179-28-602-007

Property Description

A portion of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 28, Township 22 South, Range 63 East, **M.D.M.**, City of Henderson, Clark County, Nevada, being that area formerly platted as Common Element 4, of Book 126 of Plats, Page 4 and reverted to acreage per Book 137 of Plats, Page 22, Clark County, Nevada Records, more particularly described as follows:

Commencing at the centerline intersection of Colt Drive and Sausalito Drive as shown on said Book 137 of Plats, Page 22; Thence North 42°44'44" West along the extension of said Sausalito Drive, a distance of 33.48 feet to the **Point of Beginning;**

Thence continuing North 42°44'44" West, a distance of 140.12 feet to a point on the north line of the said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 28; Thence North 89°28'48" East along the said north line, a distance of 253.03 feet to a point on the northerly right-of-way of said Colt Drive and being a point on a 420.00 foot radius curve, concave southeasterly, to which point a radial line bears North 22°18'24" West; Thence southwesterly along said northerly right-of-way and curve to the left, an arc length of 114.40 feet through a central angle of 15°36'21" to the beginning of a 50.00 foot radius reverse curve, concave northwesterly, to which beginning a radial line bears South 37°54'45" East; Thence
southwesterly along said northerly right-of way and curve to the right, an arc length of 17.83 feet through a central angle of 20°26'13" to the beginning of a 70.00 foot radius reverse curve, concave southeasterly, to which beginning a radial line bears North 17°28'32" West; Thence southwesterly along said northerly right-of-way and curve to the left, an arc length of 60.86 feet through a central angle of 49°48' 41" to the **Point of Beginning.**

Containing 11,778 square feet, more or less.

Basis of Bearings: North 89°28'48" East, being the north line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE 1/4) of Section 28, Township 22 South, Range 63 East, **M.D.M.**, City of Henderson, Clark County, Nevada, as shown on Book 126 of Plats, Page 4, Official Records, Clark County, Nevada Recorder.

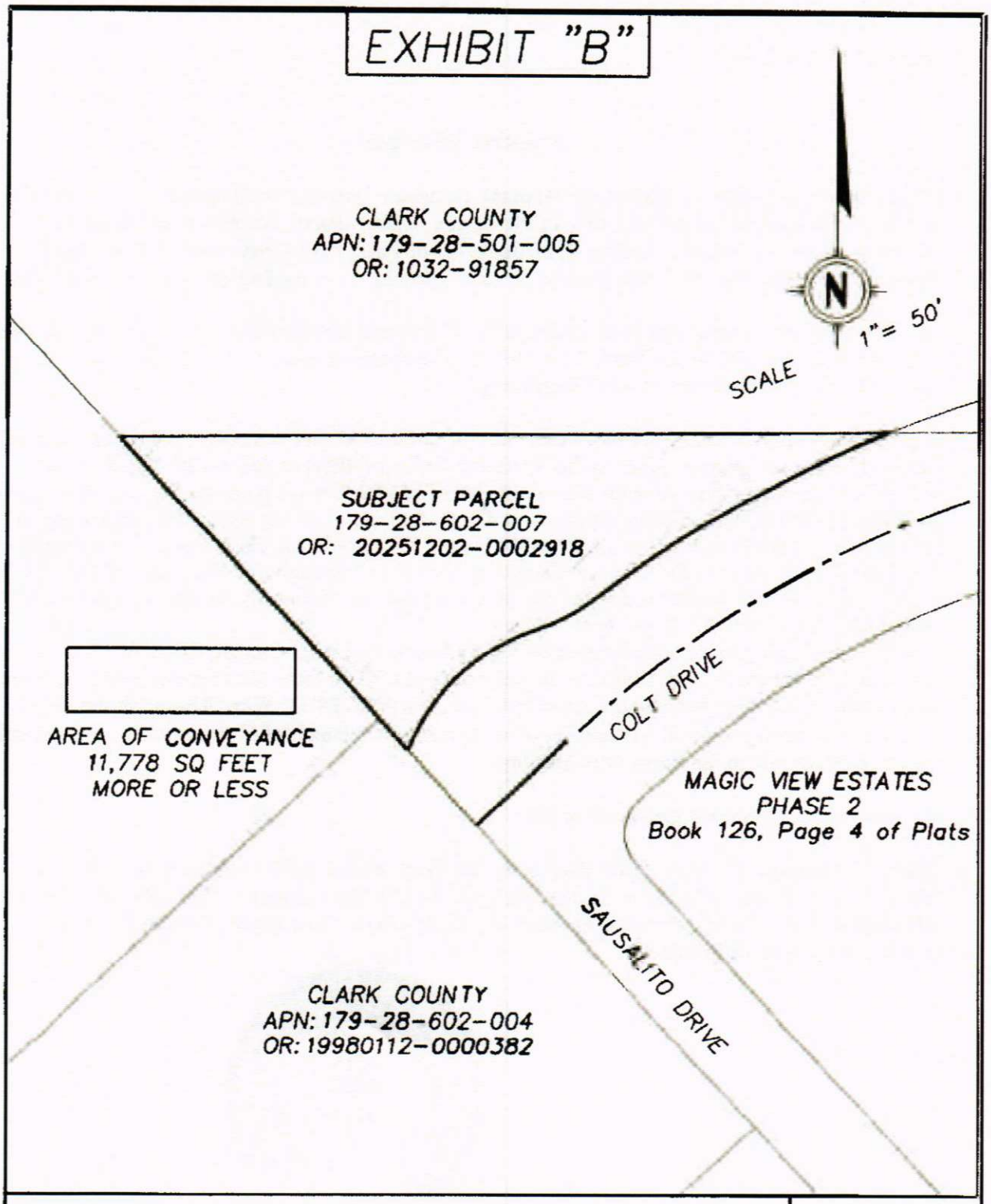
EXHIBIT "B"
CLARK COUNTY
APN: 179-28-501-005
OR: 1032-91857
N
SCALE
1"= 50'
SUBJECT PARCEL
179-28-602-007
OR: 20251202-0002918
AREA OF CONVEYANCE
11,778 SQ FEET
MORE OR LESS
COLT DRIVE
MAGIC VIEW ESTATES
PHASE 2
Book 126, Page 4 of Plats
SAUSALITO DRIVE
CLARK COUNTY
APN: 179-28-602-004
OR: 19980112-0000382
FILE NAME: \Legals\CCMuseum\CCMuseum.dwg
SHEET 1 OF 1
CITY OF HENDERSON-SURVEY DIVISION
240 WATER STREET
HENDERSON, NV 89015
702-267-1300
EXHIBIT "B"
APN: 179-28-602-007
PTN OF NE 1/4, SEC. 28, T22S, R63E

EXHIBIT B
DEPICTION OF THE PROPERTY

APN: 179-28-602-007

WHEN RECORDED MAIL TO AND
MAIL PROPERTY TAX
STATEMENTS TO:

CLARK COUNTY
Real Property Management
500 S. Grand Central Parkway, 4th Floor
Las Vegas, NV 89115-1825

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH that **CITY OF HENDERSON, a municipal corporation and political subdivision of the State of Nevada** ("Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey to **COUNTY OF CLARK, a political subdivision of the State of Nevada**, ("Grantee"), all that real property situated in the City of Henderson, County of Clark, State of Nevada, bounded and described as follows:

See EXHIBIT A attached hereto and by this reference incorporated herein (the "Property");

for so long as the Property is used for a public use.

Subject to (a) taxes for the current fiscal year, not due or delinquent, and any and all taxes and assessments levied or assessed after the recording date hereof, which includes the lien of supplemental taxes, if any; and (b) encumbrances, restrictions, conditions, reservations, rights of way and easements affecting the use and occupancy of this Property as the same may now appear of record or be apparent from an inspection of the Property; (c) reserving therefrom, a five-foot non-exclusive utility/use easement abutting Colt Drive for public facilities such as, but not limited to, drainage facilities, traffic control devices, street lights, telecommunication facilities, information technology equipment, bus shelter facilities, public transportation facilities for pedestrian, bicycle and vehicular use, water and sewer facilities/appurtenances, for the construction, operation, maintenance, final removal and/or abandonment of said facilities, together with the right of ingress and egress thereto.

[Signatures and notarial acknowledgements appear on the following pages.]

Witness my hand this 3rd day of August, 2026

CITY OF HENDERSON,
A municipal corporation and political subdivision of the State of Nevada

By: _____
MICHELLE ROMERO
MAYOR

ATTEST:

_____
Jose Luis Valdez, CMC
City Clerk

CITY OF HENDERSON CITY CLERK CLARK COUNTY, NV

APPROVED AS TO FORM:

_____ _____
Nicholas G. Vaskov CAO Review
City Attorney

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on August 3 2026 by MICHELLE ROMERO as MAYOR of CITY OF HENDERSON.

ROBIN COON
Notary Public
State of Nevada
Appt. No. 11-6075-1
My Appt. Expires June 25, 2028

_____
Notary Public in and for said County and State.
My commission expires: 6/25/28

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

[attached]

Exhibit "A"

APN 179-28-602-007

Property Description

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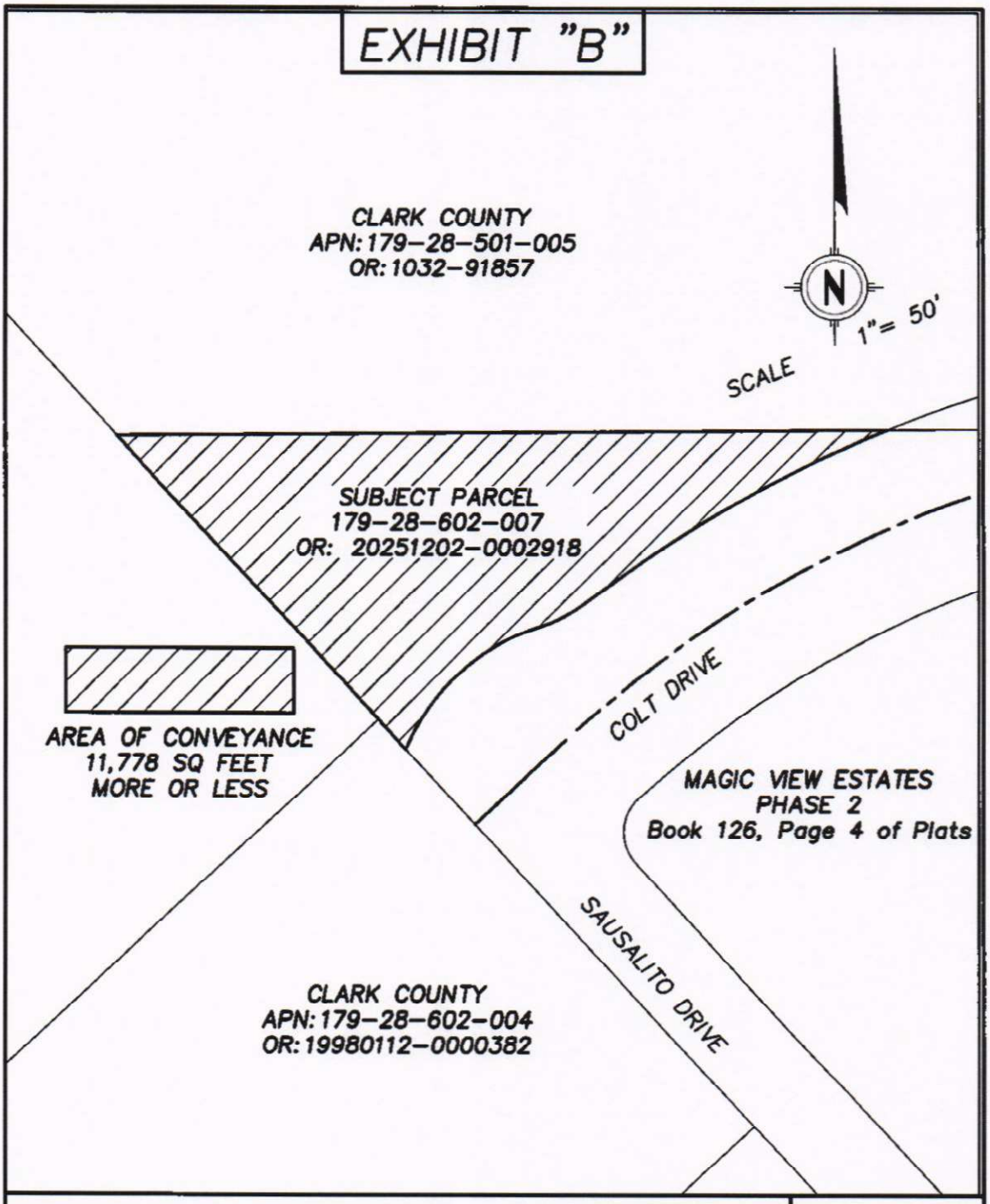
Basis of Bearings: North 89°28'48" East, being the north line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE ¼) of Section 28, Township 22 South, Range 63 East, M.D.M., City of Henderson, Clark County, Nevada, as shown on Book 126 of Plats, Page 4, Official Records, Clark County, Nevada Recorder.

11-12-25

Prepared By/Checked By:
Kristin Kaminski/Michael Kidd, P.L.S.
City of Henderson
240 Water Street
P.O. Box 95050
Henderson, NV 89009-5050

EXHIBIT "B"



FILE NAME: \Legals\CCMuseum\CCMuseum.dwg	SHEET 1 OF 1
CITY OF HENDERSON-SURVEY DIVISION 240 WATER STREET HENDERSON, NV 89015 702-267-1300	EXHIBIT "B" APN: 179-28-602-007 PTN OF NE 1/4, SEC. 28, T22S, R63E

EXHIBIT D
NOTICE OF DIRECT LAND SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada ("City"), intends to make a direct sale of that certain real property consisting of approximately 0.27 acres, more or less, identified as Clark County Assessor's Parcel Number 179-28-602-007, located in the Northeast Quarter (NE 1/4) of Section 28, Township 22 South, Range 63 East, M.D.M., without first offering the real property to the public and for less than fair market value, pursuant to the provisions of NRS 268.061(1)(e)(2), subject to the following:

DATE, TIME, AND PLACE OF PROPOSED SALE; TERMS AND CONDITIONS

The Property is to be sold Clark County ("Buyer"), for $1.00, subject to all existing easements and encumbrances of record.

The public meeting at which City Council will consider and possibly accept and approve a Grant, Bargain, Sale Deed between the City and Buyer is July 21, 2026, at 4:00 P.M., or as soon after such time as practical, in the City Council Chambers, 240 South Water Street, Henderson, Nevada 89015.

Resolution No. 4686 and this Notice of Direct Land Sale shall be posted at the Henderson Multigenerational Center, 250 South Green Valley Parkway; City Hall, 240 South Water Street, 1st Floor Lobbies; and Whitney Ranch Recreational Center, 1575 Galleria Drive. Any interested parties may obtain copies of the Resolution and Notice in the Office of the City Clerk, 240 South Water Street, Henderson, Nevada.

THIS NOTICE IS GIVEN pursuant to and subject to Section 2.320 of the Charter of the City of Henderson, Nevada.

For more information, contact the City Clerk's Office at 240 South Water Street, P.O. Box 95050, Henderson, Nevada 89009-5050.

Dated this 2nd day of June, 2026.

JOSE LUIS VALDEZ, CMC, CITY CLERK

Advanced Search

Property Information

Print

Parcel: 17928602007
Owner Name(s): CITY OF HENDERSON
Site Address: 0
Jurisdiction: Henderson - 89002
Sale Date: Not Available
Sale Price: Not Available
Estimated Lot Size: 0.27
Recorded Doc Number: 20251202 00002918
Aerial Flight Date: 2026-06-27

Zoning and Planned Land Use

Legal Description

Ownership

Appraisal

Flood Zone

Elected Officials