

# CLARK COUNTY BOARD OF COMMISSIONERS

## AGENDA ITEM

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**Petitioner:** Steven B. Wolfson, District Attorney

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**Recommendation:**

**Authorize the District Attorney's Office to commence an action in the Eighth Judicial District Court of Clark County to quiet title on property currently owned by Clark County Social Service at 3110 East Twain Avenue to be donated to a Nevada nonprofit organization Family Promise of Las Vegas in connection with a land donation for the development of a facility for economically disadvantaged families, and for other matters properly related thereto. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	2011.000	Fund Name:	HUD & State Housing Grants
Fund Center:	1080719000	Funded PGM/Grant:	CDBG20-CC-CP/1080.CDBG.2020
Amount:	Not to exceed \$5,000.00		
Description:	Miscellaneous court fees and related expenses		
Additional Comments:	N/A		

**BACKGROUND:**

This matter concerns clearing title to a piece of land located at 3110 East Twain Avenue, Las Vegas, Nevada 89121 bearing Clark County Assessor Parcel Number 162-13-607-002 (The "Property"). The Property was originally conveyed to the Clark County Treasurer, as trustee for the State of Nevada and Clark County, by way of a tax trustee deed in 2015 pursuant to NRS 361.585 and subsequently conveyed to Clark County Social Services (Community Resources Management Unit) ("Clark County Social Services") pursuant to NRS 361.603 in 2018. On July 21, 2020, the Board of County Commissioners (the "Board") approved a resolution to donate the Property to Family Promise of Las Vegas, a Nevada nonprofit corporation ("FPLV"). FPLV intends to develop a facility on the Property that will assist economically disadvantaged families who are at risk of becoming homeless, or families that are already enduring a state of homelessness. Recently, FPLV engaged a title company that issued a title commitment listing a number of exceptions including a \$4 million dollar deed of trust and related encumbrances that predated the tax trustee deed. FPLV requested the title company remove these exceptions, but the title company is requiring a quiet title action confirming Clark County Social Services holds marketable fee simple interest to the Property free of all encumbrances, including the financing encumbrances, as a condition precedent to issue a title policy for the Property. As a result, FPLV requests that the County commence a quiet title action, as necessary to obtain a judgment for clear title to the Property prior to the conveyance of the Property to FPLV. The District Attorney's Office recommends that the Board authorize such action, including the assertion of any claim the District attorney's Office deems appropriate under the facts and circumstances of the case, to achieve the goal of clearing title to the Property, together with a request to approve funding in an amount not to exceed \$5,000 for miscellaneous court fees and related expenses.

Cleared for Agenda

**06/01/2021**

File ID#

**21-750**