CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

Issue: Conduct a Public Auction of Real Property

Petitioner: Carel Carter, Director Real Property Management

Recommendation:

That the Board of County Commissioners (Board) conduct a public auction of ±0.74 acres of vacant Clark County-owned real property (Assessor’s Parcel Number 176-09-301-008), located on the northeast corner of Robindale Road and Durango Drive, Las Vegas, Nevada, for not less than the appraised value of $485,000; approve and authorize the Chair to sign a Resolution of Acceptance and Sale of Real Property; and authorize the Director of Real Property Management or her designee to sign any other necessary document to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #: 1010.000
Fund Center: 1120102000
Description: Conduct a public auction to sell Clark County (County) Department of Aviation (DOA) real property.

Fund Name: County General
Funded Pgm/Grant: N/A
Amount: $485,000

Added Comments: The sale proceeds of a minimum $485,000, less Real Property Management (RPM) fees and associated costs, will be distributed according to the Southern Nevada Public Land Management Act of 1998 (SNPLMA) as follows: 85% to the Bureau of Land Management, 5% to the State of Nevada and 10% to the DOA.

BACKGROUND:

In March 1999, DOA received a patent for 435 acres of land, which included Assessor’s Parcel Number 176-09-301-008 (±0.74 acres) located on the northeast corner of Robindale Road and Durango Drive (Property). The patent states that any sale, lease or other conveyance by the County shall be for fair market value and such proceeds shall be disbursed in accordance with the SNPLMA.

On June 28, 2012, RPM sent notice to all department heads and elected officials to determine if any County departments may have a need for the Property. No departments responded as having a need.

Two appraisals of the Property were prepared and the higher of the two was completed by Grace Lonardo, of Advantage Appraisal Services, LLC, setting the fair market value of the property at $485,000.

On August 7, 2012, the Board of County Commissioners approved the Resolution of Intent to Sell Real Property at Public Auction. The Resolution of Intent to Sell Real Property at Public Auction was posted, notice of the sale was published, and the auction shall be conducted according to the procedure set forth in NRS 244.282.

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The quitclaim deed conveying the Property will include a Restrictive Covenant and Reservation of Avigation & Clearance Easement so that further uses are compatible with airport operations.

This item was presented to the County Long Range Planning Committee on December 1, 2011, January 5, 2012, and July 19, 2012.

Respectfully submitted,

CAREL CARTER, Director