**CLARK COUNTY BOARD OF COMMISSIONERS**
**AGENDA ITEM**

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<th>Issue:</th>
<th>Resolution of Intent to Lease Real Property</th>
<th>Back-up:</th>
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<td>Petitioner:</td>
<td>Randall J. Tarr, Director of Real Property Management</td>
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**Recommendation:**

That the Board of County Commissioners approve, adopt, and authorize the Chairman to sign a Resolution of Intent to Lease Real Property for a cellular tower site on a portion of Clark County-owned real property known as Assessor's Parcel Number 128-10-000-001 (more commonly known as 1 Angel Peak), approximately 2,500 square feet for not less than the current fair market value of $21,600.00 annually; and set a public auction on March 17, 2009 at 10:00 a.m.

**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

Pursuant to NRS 244.283, the Board of County Commissioners (Board) may lease Clark County (County)-owned real property for a commercial purpose by public auction if it determines that such a lease is necessary or desirable and adopts a Resolution of Intent to Lease (Resolution). The Resolution must describe the County-owned real property to be leased, specify the minimum rental and lease terms, and set an auction date.

1 Angel Peak is located on a portion of 85 ± acres of County Assessor's Parcel Number 128-10-000-001 (Property). The Property is located immediately north of the NV Energy Angel Peak Substation and adjacent to an asphalted roadway known as the Spring Mountain Youth Camp Road, which terminates north of the subject Property.

A cellular tower is needed on a portion of the site to provide service, either as a main communication system or a back-up system, to the residents of Kyle Canyon and the Spring Mountain Youth Camp. The leased site will be approximately 2,500 square feet in size with an equipment shelter and fencing around the complex. The height of the cellular tower will be approximately 185 feet.

A current appraisal completed by the Cheshire Company set the value of the lease rental rates for the site at $21,600.00 annually.

This item was presented to the County Long Range Planning Committee on July 17, 2008.

Cleared for Agenda

2/17/2009
Agenda Item #

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Respectfully submitted,

[Signature]

RANDALL J. TARR, Director