

**CLARK COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM**

**Petitioner:** Jerome A. Stueve, Director of Real Property Management

**Recommendation:**

**That the Board of County Commissioner's approve and authorize the Chairman to sign a Resolution of Intent to Sell Real Property at Public Auction providing for the sale of ±0.73 acres of vacant real property and one (1) ±75,320 square foot building and one (1) ±15,600 square foot building on Clark County-owned real property (Assessor's Parcel Number 139-34-210-061), located at 225 E. Bridger Avenue and 310 S. 3rd Street, Las Vegas, NV, and specifying the minimum bid of \$2,750,000; set a public auction for March 15, 2016 at 10:00 a.m.; and authorize the Director of Real Property Management or his designee to sign any other necessary documents to complete the sale. *(For possible action)***

**FISCAL IMPACT:**

Fund #: N/A  
Fund Center: N/A  
Description: N/A  
Added Comments: N/A

Fund Name: N/A  
Funded Pgm/Grant: N/A  
Amount: N/A

**BACKGROUND:**

The Clark County (County) building located at 225 E. Bridger Avenue (Bridger Building) was originally constructed in 1966 as a ten story ±75,320 square foot gross masonry and steel building with a ninety-eight space parking garage which was originally used as a governmental office facility. As an addition to the Bridger Building, the Centennial Building was built sharing common mechanical and utility systems. The Centennial Building is located at 310 S. 3rd Street which is a ±15,600 square foot gross building with a thirty (30) space surface parking lot. Both buildings are on the southwest corner of Bridger Avenue and 3rd Street (Assessor's Parcel Number 139-34-210-061) (Property).

In 1995, when the County Government Center opened, both the Bridger and Centennial Buildings were vacated and has since been abated but remained unoccupied except for limited storage.

Two (2) appraisals of the Property were prepared and the higher of the two was completed by Timothy R. Morse and Associates, setting the fair market value of the property at \$2,750,000.

Notice of the Property shall be published and posted, and the auction shall be conducted on March 15, 2016, all according to the procedure set forth in NRS 244.282.

This item was presented to the County Long Range Planning Committee on February 4, 2016.

Respectfully submitted,

  
\_\_\_\_\_  
Jerome A. Stueve, Director

Cleared for Agenda

2/16/16 WJP

Agenda Item #

24