

CITY OF NORTH LAS VEGAS MEETING

AGENDA ITEM

NUMBER: 28.	
SUBJECT: Approve Quitclaim Deed for APNs 139-23-402-008 Through 010 to Owens Gateway, LLC, Adjacent Property Owner of Parcels APNs 139-23-402-003, 139-23-402-007 Through 010. (Ward 1-Barron) (For Possible Action)	
REQUESTED BY: Dale Daffern, Director, Public Works	WARD: 1 - Mayor Pro Tempore Barron
RECOMMENDATION OR RECOMMEND MOTION: It is recommended that City Council approve the Quitclaim Deed to Owens Gateway, LLC and authorize the Mayor to sign the deed.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City may have an apparent or illusory ownership interest in three parcels identified as APNs 139-23-402-008, 139-23-402-009, and 139-23-402-010 (hereinafter “subject parcels”). The subject parcels are located to the west of Woodard Street between E. Tonopah Road and Owens Avenue. The adjacent property owner to the west is Owens Gateway, LLC (hereinafter “Owens”). Owens owns the 22-acre parcel, more or less, comprised of several parcels identified as APNs 139-23-402-003, 139-23-402-007, 139-23-402-008, 139-23-402-009, and 139-23-402-010.

The subject parcels were originally created through the recordation of a subdivision map for Ivanhoe Place, Plat Book 3 Page 76 in 1953 and then deeded as public road parcels in 1956. Subsequently, a Judgment was recorded on September 4, 1964, in Book 568 Instrument 457052, in Clark County Nevada Records; that Judgment stated that the City has no interest in the westerly 14 feet of the subject parcels but the legal description included the easterly six (6) feet for a total of 20 feet in width. In compliance with that Judgment, the Clark County Assessor’s Office classified the subject parcels as private property transferred to the adjacent property owner, currently Owens.

As a result of the development of the Owens parcels and preparation of an ALTA Survey map, the City wants to clarify that it has no interest in the east six (6) feet of the subject parcels. Approval of this quitclaim deed conveys any interests the City may have that comes in to question to allow mapping of these parcels to be legally combined with parcels owned by Owens to facilitate its development. It is the City’s position, supported by legal opinion based on the 1964 Judgment, that the City does not have an actual interest in the land. Thus, the quitclaim merely allows the public record and title to reflect the true legal situation.

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY: Dale Daffern Public Works Director	Respectfully Submitted Ryann Juden City Manager	MEETING DATE: 12/2/2020