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RESOLUTION NO. RA-10-2026

RESOLUTION CONSENTING TO THE PURCHASE OF CERTAIN REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 162-04-510-008, 162-04-510-009, 162-04-510-010, 162-04-510-011, AND 162-04-510-012, THE PARTIAL ADDRESSES OF WHICH ARE 1619 W. CHARLESTON BLVD., 1515 W. CHARLESTON BLVD., 1620 ELLIS AVENUE, AND 1608 ELLIS AVENUE, LAS VEGAS, NEVADA, BY THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY ("AGENCY") FROM THE STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ("SELLER") AND FINDING THAT THE PURCHASE IS IN THE BEST INTERESTS OF THE PUBLIC AND AUTHORIZING THE EXECUTION OF THE LAND SALE AGREEMENT.

WHEREAS, Seller owns certain parcels of real property identified as Assessor's Parcel Numbers 162-04-510-008, 162-04-510-009, 162-04-510-010, 162-04-510-011, and 162-04-510-012, the partial addresses of which are 1619 W. Charleston Blvd., 1515 W. Charleston Blvd., 1620 Ellis Avenue and 1608 Ellis Avenue, Las Vegas, Nevada 89102, more commonly described as 4.95 acres of partially improved real property (collectively, the "Property"); and

WHEREAS, the Agency adopted on March 5, 1986, that plan of redevelopment entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area pursuant to Ordinance 3218, which redevelopment plan has been subsequently amended on February 3, 1988, by Ordinance 3339; on April 11, 1992, by Ordinance 3637; on November 4, 1996, by Ordinance 4036; on December 17, 2003, by Ordinance 5652; on May 17, 2006, by Ordinance 5830; on December 16, 2015, by Ordinance 6488; and on February 18, 2026, by Ordinance 6941 (the "Redevelopment Plan for Redevelopment Area 1"); and

WHEREAS, the Agency adopted on August 15, 2012, that plan of redevelopment entitled, to-wit: the City of Las Vegas Redevelopment Plan for Redevelopment Area 2 pursuant to Ordinance 6205, which redevelopment plan has been subsequently amended on September 21, 2016 by Ordinance 6549 (the "Redevelopment Plan for Redevelopment Area 2" which, together with the Redevelopment Plan for Redevelopment Area 1, is collectively referred to as the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate boundaries of the City of Las Vegas (the "Redevelopment Area") as in need of redevelopment in order to eliminate the environmental deficiencies and blight existing therein; and

WHEREAS, the Agency desires to purchase the Property under NRS 279 for the purposes of facilitating economic development and job creation within the Redevelopment Area; and

WHEREAS, the purchase price for the Property is Eight Million Three Hundred Sixty Thousand and 00/100 Dollars (\$8,360,000.00); and


WHEREAS, the Agency has agreed to purchase the land subject to the terms and conditions of the Land Sale Agreement (the "Agreement") negotiated between the Seller and the Agency, which Agreement


1 is attached to this Resolution as Exhibit "A"; and

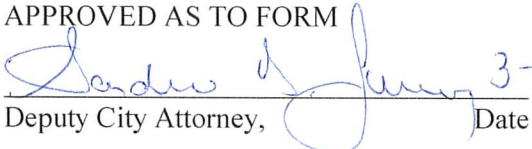
2 WHEREAS, the Agency has determined that the proposed purchase of the Property pursuant
3 to the Agreement is for the purpose of economic development and is in the best interests of the Public and is
4 in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan; and

5 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Agency
6 that the Agreement is hereby approved and determined to be in compliance with and in furtherance of the
7 goals and objectives of NRS 279 and the Redevelopment Plan, and the Chairperson of the Governing Board
8 of the Agency is hereby authorized and directed to execute the Agreement for and on behalf of the Agency,
9 and to execute any and all additional documents and to perform any additional acts necessary to carry out the
10 intent and purpose of the Agreement.

11 THE FOREGOING RESOLUTION was PASSED, ADOPTED AND APPROVED THIS 15th
12 day of April, 2026.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY
BY 
SHELLEY BERKLEY, Chair

15 ATTEST:
16 
17 DR. LUANN D. HOLMES, MMC
Secretary

18 APPROVED AS TO FORM
19  3-26-26
Deputy City Attorney, Date

21 **Sandra D. Turner**
22 **Deputy City Attorney**

25 Resolution No, RA-10-2026
26 Purchase and Sale Agreement

RDA/City Council Meeting 4/15/2026
RDA Item 7 City Item 41

EXHIBIT A
LAND SALE AGREEMENT

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892

APN: 162-04-510-008, 162-04-510-009,
162-04-510-010, 162-04-510-011 &
162-04-510-012
Project: NH-STP-015-1(147)
E.A.: 73652
Parcel: I-015-CL-041.593 XS1
Surplus No.: SUR 25-04
Agreement No.: _____

LAND SALE AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2026, between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body organized and existing under the community development laws of the State of Nevada, whose mailing address is 495 S. Main St., Las Vegas, NV 89101, hereinafter called the "PURCHASER", and the STATE OF NEVADA, acting by and through its Department of Transportation, whose mailing address is 1263 S. Stewart Street, Carson City, Nevada 89712, hereinafter called the "SELLER".

WHEREAS, the Nevada Department of Transportation, Board of Directors approved the disposal of the real property ("Property") identified in this Agreement, described under Section 1(a), on September 8, 2025.

WITNESSETH:

1. The SELLER, for and in consideration of the covenants and payments to be performed and paid as hereinafter provided, agrees as follows:

(a) To sell and convey SELLER's right, title, and interest in certain real property to the PURCHASER; said real property

SEE ATTACHED DESCRIPTION AND EXHIBITS,
MARKED EXHIBITS "A" "B" AND "C," AND INCORPORATED HEREIN)

SUBJECT to any and all existing utilities and existing structures or improvements, whether of record or not.

(b) To deliver to the PURCHASER upon receipt of payment in full, a Quitclaim Deed conveying SELLER's right, title, and interest in and to the above-described property.

2. The PURCHASER, in consideration of the promises and covenants of the SELLER hereinabove set forth, agrees as follows:

(a) To pay the SELLER, the sum of EIGHT MILLION THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$8,360,000.00), which shall be the total purchase price for all that real property to be conveyed, exempting real property transfer tax, and \$42.00 for recording fees, shall be due and payable 90-days from the date of execution of this document. The complete amount due as set out above is as follows:

\$8,360,000.00	Purchase Price
\$exempt	Real Property Transfer Tax
\$42.00	Recording Fees
\$n/a	Less Deposit Referenced in Paragraph 2(a)
<hr/>	
\$8,360,042.00	Total Due

(b) Time is of the essence of this Agreement. If PURCHASER fails to make the required payment of the purchase price on the date as set forth in paragraph 2(a) above, such failure shall be deemed to be a material breach of this Agreement, and SELLER at its option may elect to declare this Agreement rescinded and terminated and all rights and deposits of PURCHASER thereunder forfeited.

(c) To be responsible, where applicable, for any and all real or personal property taxes, for compliance with all Federal, State and local statutes, ordinances, and regulations; and for the payment of any recording fees, documentary stamp taxes, applicable property transfer tax or any other fees by whatever name known.

3. It is mutually agreed and understood by the SELLER and by the PURCHASER as follows:

(a) This Agreement shall constitute the entire contract between the parties hereto, and no modification hereof shall be binding unless endorsed hereon in writing.

(b) The laws of the State of Nevada shall be applied in interpreting and construing this Agreement.

(c) All Highway Engineer's Stationing is approximate and subject to slight adjustment as necessary to meet construction requirements.

(d) All covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors, and assigns, as the case may be, of the respective parties.

(e) As used herein the term PURCHASER shall include the plural as well as the singular, the feminine as well as the masculine, and the neuter.

(f) SELLER makes no warranty as to the condition of the property. The property has been examined by PURCHASER and no representations as to the condition of the property have been made by SELLER.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first above written.

PURCHASER:

CITY OF LAS VEGAS REDEVELOPMENT AGENCY,
a public body organized and existing under the
community development laws of the State of Nevada

By: *Shelley Berkley*
SHELLEY BERKLEY, CHAIR

Date of Agency Approval:
_____, 2026

ATTEST:

DR. LUANN D. HOLMES, MMC
Secretary

APPROVED AS TO FORM:

Sandra D. Turner 3-17-26
Counsel to the Agency Date

Sandra D. Turner
Deputy City Attorney

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2026, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, Shelley Berkley, Chair of the City of Las Vegas Redevelopment Agency, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

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IN WITNESS WHEREOF I have
hereunto set my hand and affixed my official
seal the day and year in this certificate first
above written.

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SELLER:

REVIEWED AND RECOMMENDED BY:

Craig Reynoldson, Chief Right-of-Way Agent

APPROVED FOR LEGALITY AND FORM:

, Deputy Attorney General

STATE OF NEVADA acting by and through
its Department of Transportation

Sajid Sulahria, Deputy Director

STATE OF NEVADA
_____ COUNTY

On this _____ day of _____, 20____, personally appeared before me, the undersigned, a Notary Public in and for _____ County, State of Nevada, Sajid Sulahria personally known (or proved) to me to be the Deputy Director of the Department of Transportation of the State of Nevada who subscribed to the above instrument for the Nevada Department of Transportation under authorization of Nevada Revised Statutes, Chapter 408.205; that he or she affirms that the seal affixed to said instrument is the seal of said Department; and that said instrument was executed for the Nevada Department of Transportation freely and voluntarily and for the uses and purposes therein mentioned.

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IN WITNESS WHEREOF I have hereunto
set my hand and affixed my official seal the day
and year in this certificate first above written.

LEGAL DESCRIPTION PREPARED BY:
GREGORY A. BIGBY, P.L.S.
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EXHIBIT "A"
LEGAL DESCRIPTION

All of APNs 162-04-510-008
162-04-510-009
162-04-510-010
162-04-510-011
162-04-510-012

Project: NH-STP-015-1(147)
E.A. 73652

All of Former Parcel: I-015-CL-041.593
SUR 25-04

Parcel: I-015-CL-041.593 XS1

Situate, lying and being in the City of Las Vegas, County of Clark, State of Nevada, and more particularly described as a portion of the NW 1/4 of the NE 1/4 of Section 4, T. 21 S., R. 61 E., M.D.M., and further described as being all of Lot 5 and a portion of Lot 6 and 7, shown and delineated on that certain Subdivision Map for ELLIS ESTATES, filed for record on March 2, 1944, as Instrument No. 178008, Book 2, Page 61 of Plats, Clark County, Nevada, Records, and more fully described by metes and bounds as follows:

BEGINNING at a 0.10 FOOT ALUMINUM CAP FLUSH WITH OIL UNREADABLE accepted as the quarter corner to said Sections 4 and to Section 5; thence N. 53°59'25" E a distance of 3,464.95 feet to the POINT OF BEGINNING; said point of beginning described as being the intersection of the northerly right-of-way line of Ellis Avenue and southwest corner of said Lot 5, 862.02 feet left of and measured radially from the centerline of IR-15 at Highway Engineer's Station "Le" 791+21.90 P.O.C.; thence N. 0°11'05" W., along westerly lot line of said Lot 5, a distance of 578.89 feet to the southerly right-of-way line of SR-159 (Charleston Boulevard); thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 140.00 feet to the easterly lot line of said Lot 5; thence S. 0°11'05" E., along said easterly lot line, a distance of 288.82 feet; thence along the following three (3) courses and distances:

- 1) N. 89°48'55" E. – 5.00 feet;
- 2) S. 0°11'05" E. – 20.00 feet;

- 3) N. 89°48'55" E. – 155.00 feet to the westerly lot line of said Lot 7;
thence N. 0°11'05" W., along said westerly lot line, a distance of 308.73 feet to said southerly right-of-way line of SR-159; thence N. 89°50'48" E., along said southerly right-of-way line, a distance of 149.42 feet to the westerly right-of-way line of South Martin Luther King Boulevard, thence along said westerly right-of-way line the following three (3) courses and distances:
- 1) from a tangent which bears the last described course, curving to the right with a radius of 20.00 feet, through an angle of 92°28'02", an arc distance of 32.28 feet;
 - 2) S. 2°18'50" W. – 543.95 feet;
 - 3) from a tangent which bears the last described course, curving to the right with a radius of 15.00 feet, through an angle of 87°30'05", an arc distance of 22.91 feet to said northerly right-of-way line of Ellis Avenue;
thence S. 89°48'55" W., along said northerly right-of-way line, a distance of 430.69 feet to the point of beginning; said parcel contains an area of 4.95 acres (215,448 square feet).

It is the intent of this description to describe and it does describe all that real property described in that certain GRANT, BARGAIN and SALE DEED, filed for record September 8, 2021 as instrument No.20210908-0003057, in the Office of the County Recorder, Clark County, Nevada.

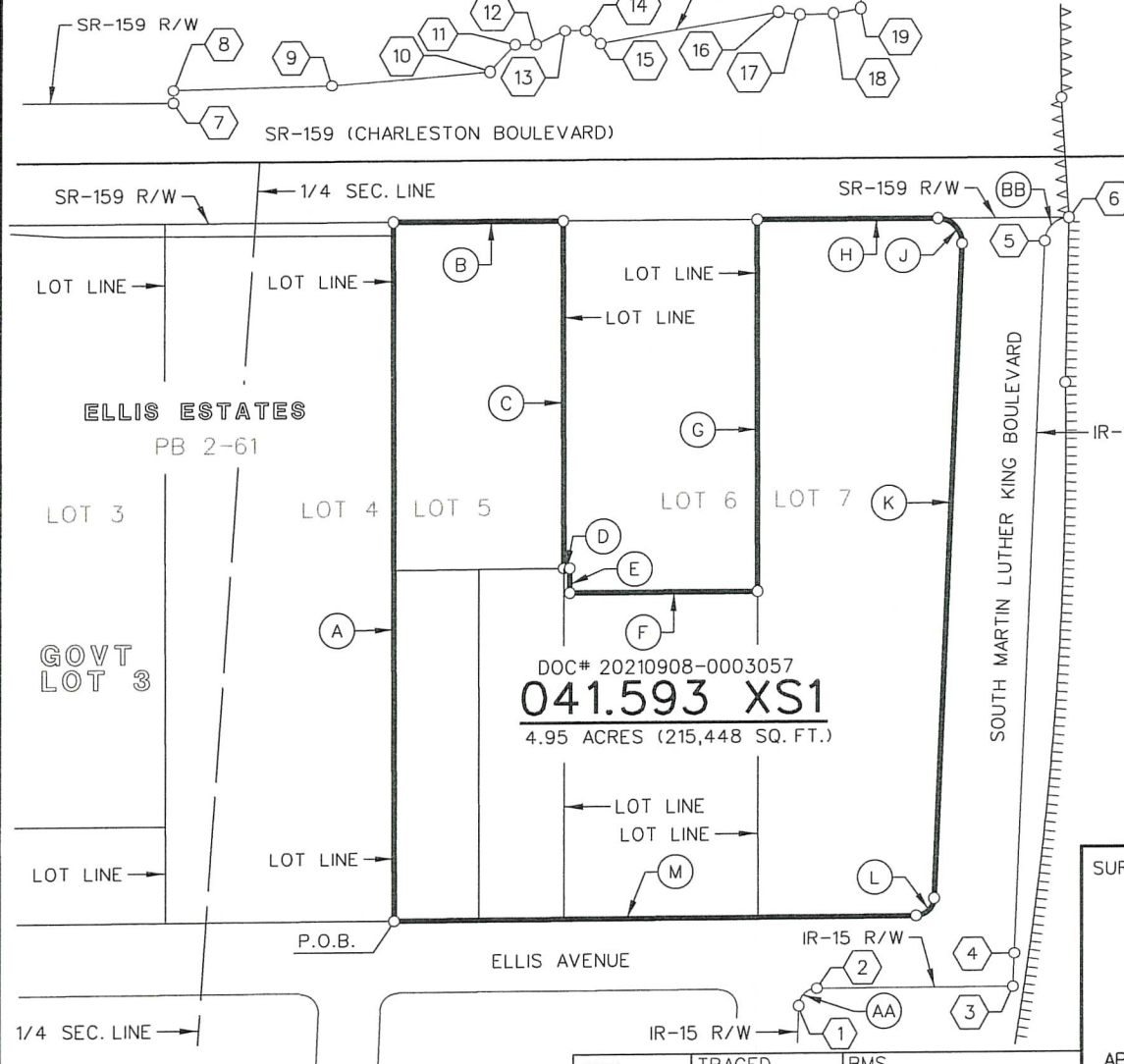
Said parcel is delineated and identified as PARCEL I-015-CL-041.593 XS1 on EXHIBITS "B" and "C" attached hereto and made part hereof.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, East Zone as determined by the State of Nevada, Department of Transportation.

PARCEL NO. PREFIX: I-015-CL-

EXHIBIT "B"

PROJECT: NH-STP-015-1(147)
EA: 73652



SE 1/4 SW 1/4
T. 20 S. SECTION 33
T. 21 S. SECTION 4

CHARLESTON
BOULEVARD
INTERCHANGE

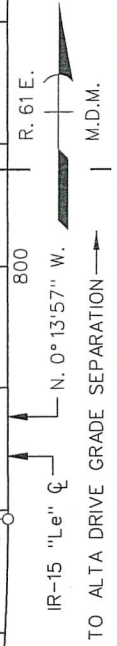
CITY OF
LAS VEGAS

COUNTY OF
CLARK

GOVT
LOT 2

"Le" 797+92.77 P.T.

"Le" ϕ
 $\Delta = 35^\circ 31' 34''$
 $R = 1,800.00'$
 $L = 116.09'$



DOC# 20210908-0003057
041.593 XS1
4.95 ACRES (215,448 SQ. FT.)

SUR 25-04 STATE OF NEVADA CL-83
DEPARTMENT OF TRANSPORTATION

DATE: APRIL 15, 2025

SKETCH MAP

APPROVED: *Gregory A. Bigley*
MANAGER IIR/W SURVEY SERVICES

SCALE 1" = 150.00' SHEET 1 OF 2

NEVADA DOT	TRACED	BMS
	CHECKED	GAB
	DATE OF LAST REVISION: 04/14/2025	

MAP ID NO. 56620

PARCEL NO. PREFIX: I-015-CL-

EXHIBIT "C"

PROJECT: NH-STP-015-1(14.7)
EA: 73652

041.593 XS1	
P.O.B. = 862.02' LT. "Le" 791+21.90 P.O.C. TIE: N. 53° 59' 25" E. - 3,464.95' FROM THE W 1/4 COR. SEC. 4, T. 21 S., R. 61 E., M.D.M.	
(A)	N. 0° 11' 05" W. - 578.89'
(B)	N. 89° 50' 48" E. - 140.00'
(C)	S. 0° 11' 05" E. - 288.82'
(D)	N. 89° 48' 55" E. - 5.00'
(E)	S. 0° 11' 05" E. - 20.00'
(F)	N. 89° 48' 55" E. - 155.00'
(G)	N. 0° 11' 05" W. - 308.73'
(H)	N. 89° 50' 48" E. - 149.42'
(J)	$\Delta = 92^\circ 28' 02''$ R = 20.00' L = 32.28'
(K)	S. 2° 18' 50" W. - 543.95'
(L)	$\Delta = 87^\circ 30' 05''$ R = 15.00' L = 22.91'
(M)	S. 89° 48' 55" W. - 430.69'

ROW OFFSETS	
(1)	523.24' LT. "Le" 791+95.08 P.O.C.
(2)	513.61' LT. "Le" 792+20.92 P.O.C.
(3)	358.59' LT. "Le" 792+84.04 P.O.C.
(4)	364.87' LT. "Le" 793+17.76 P.O.C.
(5)	388.23' LT. "Le" 800+10.23 P.O.T.
(6)	368.22' LT. "Le" 800+29.34 P.O.T.
(7)	1,106.75' LT. "Le" 801+30.36 P.O.T.
(8)	1,106.73' LT. "Le" 801+41.26 P.O.T.
(9)	976.27' LT. "Le" 801+44.51 P.O.T.
(10)	846.17' LT. "Le" 801+54.70 P.O.T.
(11)	825.48' LT. "Le" 801+76.52 P.O.T.
(12)	808.48' LT. "Le" 801+76.47 P.O.T.
(13)	784.44' LT. "Le" 801+88.15 P.O.T.
(14)	767.44' LT. "Le" 801+88.10 P.O.T.
(15)	755.14' LT. "Le" 801+76.85 P.O.T.
(16)	608.32' LT. "Le" 802+02.89 P.O.T.
(17)	590.56' LT. "Le" 802+00.60 P.O.T.
(18)	562.85' LT. "Le" 802+01.25 P.O.T.
(19)	540.26' LT. "Le" 802+05.10 P.O.T.

||||||||||||||||||||

CONTROL OF ACCESS WITH
FENCE OR BARRIER.

^^^^^^^^^^^^^^^^^^^^

CONTROL OF ACCESS WITHOUT
FENCE OR BARRIER.

 AREA TO BE
SURPLUSSED

ROW CURVES	
(AA)	$\Delta = 87^\circ 35' 12''$ R = 15.00' L = 22.93' T.B. = N. 2° 13' 43" E.
(BB)	$\Delta = 87^\circ 31' 58''$ R = 20.00' L = 30.55' T.B. = N. 2° 18' 50" E.

MAP ID NO. 56620



TRACED	BMS
CHECKED	GAB
DATE OF LAST REVISION:	

SUR 25-04 STATE OF NEVADA CL-83
DEPARTMENT OF TRANSPORTATION

DATE: APRIL 15, 2021

SKETCH MAP

APPROVED:

Suey C. Bigly
MANAGER, R/W SURVEY SERVICES

NO SCALE

SHEET 2 OF 2