

**RESOLUTION NO. 2023-R-28**

**A RESOLUTION DETERMINING THAT THE SALE OF CARSON CITY ("CITY") PROPERTY LOCATED BETWEEN TWO PROPERTIES AT 816 W. FIFTH STREET AND 807 W. FOURTH STREET, APN 003-133-39, CONSISTING OF A LANDLOCKED PARCEL APPROXIMATELY 3-FEET WIDE BY 88.25-FEET IN LENGTH ("PROPERTY"), IS IN THE BEST INTEREST OF THE CITY AND ITS SIZE IS TOO SMALL TO ESTABLISH AN ECONOMICALLY VIABLE USE BY ANYONE OTHER THAN A PERSON WHO OWNS REAL PROPERTY ADJACENT TO IT AND THAT SAID SALE SHALL BE PURSUANT TO NRS 244.281(1)(E).**

**WHEREAS**, the City owns the Property which was acquired after the issuance and recording of a Tax Receiver's Tax Deed in Trust, Document No. 521206, by the Carson City Treasurer on June 7, 2021, pursuant to NRS 361.570 after the owner of record failed to pay the outstanding real property taxes, fees and penalties during the two-year redemption period; and

**WHEREAS**, the Property consists of a landlocked parcel located in the fenced back yard of Dr. Susan Pintar and Sheldon Kop, the current owners of 816 W. Fifth Street; and

**WHEREAS**, the City incurred no costs for the acquisition of the subject property; and

**WHEREAS**, the Property is so small as to not be of any economically viable use to anyone other than the owners of 816 W. Fifth Street; and

**WHEREAS**, NRS 244.281(1)(e) provides that the Board of Supervisors may sell real property owned by the City to an adjacent property owner without complying with the provisions of NRS 244.282 or 244.283 if the person purchasing the property is an adjacent property owner and that the parcel, as a result of its size, is too small to establish any economically viable use by anyone other than adjacent owner and the Board determines by resolution that the sale is in the best interest of the City; and

**NOW, THEREFORE**, the Board of Supervisors hereby resolves that:

- (1) The sale of the Property located between 816 W. Fifth Street and 807 W. Fourth Street, APN 003-133-39, consisting of a parcel approximately 3-feet wide by 88.25-feet in length, is in the best interest of the City;
- (2) As a result of its size, the Property is too small to establish an economically viable use by anyone other than a person who owns real property adjacent to it;
- (3) Said sale shall be to Mr. Sheldon Kop and Dr. Susan Pintar for no less than \$1,606.25. This amount consists of the \$74.16 currently owed in delinquent property taxes for Parcel A and for the \$1,532.09 in fees charged by consultant Patrick Wilkes;
- (4) The Carson City Treasurer is authorized to execute a deed and deliver it to Mr. Sheldon Kop and Dr. Susan Pintar;

- (5) Mr. Kop and Dr. Pintar be advised to complete the lot line deletion process through the Carson City Planning Department so that APN's 003-133-39 (Parcel A) and 003-133-13 (Parcel B) are described as one parcel moving forward so that once recorded, the Carson City Assessor's Office can combine these two parcels and create one consolidated parcel.

Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Curtis Horton, the foregoing Resolution was passed and adopted this 21st day of September 2023 by the following vote:

VOTE:	AYES:	Supervisor Stacey Giomi Supervisor Maurice White Supervisor Curtis Horton Supervisor Lisa Schuette Mayor Lori Bagwell
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NAYS:	None
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ABSENT:	None
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ABSTAIN:	None
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Lori Bagwell, Mayor

ATTEST

  
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William Scott Hoen, Clerk  
Carson City, Nevada