



Application Number: _____

Department of Real Property Management

CMA Deed Modification Application

Process B – Without Development Application

Applicants may submit a single application for adjacent/contiguous parcels under the same ownership to Department of Real Property Management (RPM). The property taxes must be paid to date and remain current with the Clark County Assessor's office during the application process to be eligible for a deed modification. The property's location within the Cooperative Management Area (CMA) boundary determines which of the "Incompatible Uses" in the original airport Restrictive Covenant and Reservation of Avigation & Clearance Easement (CC&Rs) may be updated, if any. Clark County is not obligated to remove any restrictions. Deed modifications are not intended to promise or guarantee that the proposed use will be allowed. Applicants obtaining a deed modification will still need to obtain all land use, zoning, mapping and all permit approvals as required by Clark County Code.

Date: _____ Certified or Cashier's Check Number: _____

Parcel Number(s): _____

Original CC&R Document Number(s): _____

Original CC&R Document Attached: Yes ☐ No ☐

Comments: _____

APPLICANT POINT OF CONTACT INFORMATION

Name: _____

Company or Agency (if applicable): _____

Relationship to Landowner: _____

Address: _____

City: _____ Zip Code: _____

Email: _____ Phone Number: _____

CONSENT FOR ENTRY AND ACCESS TO PROPERTY (To be signed by landowner) - I HEREBY CONSENT to officers, employees, and parties authorized by Clark County to entering and having continued access to the subject property described above, at reasonable times, to perform inspection(s) and take photographs as needed for the preparation of an appraisal report. Unless agreed to in writing by the landowner, this consent expires within 180 days of receipt by Clark County. I HEREBY WARRANT that I have authority to make this consent for entry and access to the property to the extent of my right, title, and interest in the subject property.

Date	Landowner Printed Name	Signature
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INDEMNITY - Regardless of the coverage provided by any insurance, landowner shall pay all costs necessary to defend and shall indemnify and hold Clark County forever harmless from and against all claims of liability, loss, demand, judgments or other expense (including, but not limited to, defense costs, expenses and reasonable attorney fees) incurred by or imposed upon Clark County by reason of claimed injuries or death of persons (including wrongful death) and/or claimed damages to property or persons, which are alleged to have been caused during or because of Clark County activities or occupancy of the subject property or any actions or nonactions of landowner related to property access, including conduct alleged by its officers, employees, agents, or other representatives whether or not such claims are false, frivolous or unmeritorious, provided, however, that such indemnity will not apply as to any negligent act or omission solely that of Clark County, its employees, agents or representatives.

Application Process Overview - *Refer to the CMA Deed Modification Policy (Policy) for full details.*

- Step 1: Applicant receives a confirmation from Department of Aviation (DOA) that the property is eligible for a deed modification, including a summary of the changes to the “Incompatible Uses” that would occur with a deed modification.
- Step 2: With the deed modification application, applicant submits the \$15,000.00 non-refundable application filing fee to RPM.
- Step 3: RPM will proceed with obtaining appraisal reports to determine the Deed Modification Fair Market Value.
- Step 4: RPM will issue an invoice to applicant for the Deed Modification Fair Market Value Fee with the new CC&Rs for signature.
- Step 5: Applicant submits payment with the signed CC&Rs to RPM by the deadline stated on the invoice.
- Step 6: RPM records the new CC&Rs against the property to supersede the original CC&Rs.
- Step 7: RPM forwards copies of the recorded CC&Rs to applicant and other Clark County departments as required.

IMPORTANT ITEMS OF NOTE:

- The application filing fee is to be made payable to “**Clark County Department of Aviation**” in the form of a certified or cashier’s check listing the landowner’s name and parcel number(s). The fee is to be submitted to RPM at the address below:

Clark County Department of Real Property Management
Attn: Property Management & Acquisition - DOA
500 S. Grand Central Parkway, 4th Floor
Las Vegas, NV 89155-1825

- The \$15,000.00 application filing fee is non-refundable and is to cover the costs associated with processing the application and determining the deed modification fair market value.
- Applicants will not have the right to challenge the appraisals used to determine the Deed Modification Fair Market Value.
- In the event the Deed Modification Fair Market Value Fee is not paid within the allotted time period, the application will expire.
- The applicant shall not be entitled to a refund of the related fees if the application is withdrawn by the applicant or the appraisals expire.
- Applicants shall not be entitled to a refund when the appraised value of the property in the “after condition” (as if the CC&Rs are updated) is equal or less than the appraised value of the subject property in the “before condition” (as if original CC&Rs remain in place). Applicant may proceed with deed modification, but there will be no Deed Modification Fair Market Value Fee due.
- No permits will be issued until the Deed Modification Fair Market Value Fee is paid and the new CC&Rs are recorded.
- **Process B-Deed Modification without Land Use Application is an option available for CMA landowners on an “at-risk” basis. A deed modification and the payment of the Deed Modification Fair Market Value Fee does not guarantee Development Application approvals for the property. The County is not responsible nor liable for allowing deed modifications on property for which the required Development Application approvals are not able to be obtained.**
- **Applicants shall not be entitled to a refund of any of the related fees if future Development Application approvals are not able to be obtained for the property.**

For questions, please contact Temple Mullen, Property Acquisition Administrator, at 702-455-6731 or via email at TempleM@clarkcountynv.gov.