



**State of Nevada  
Department of Business and Industry  
Nevada Housing Division**

**REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF  
The New Windsor Park Community – Revised**

**Date Issued: September 15, 2023**

**Date Due: November 15, 2023**

**Deadline for Questions: ~~Sept. 29, 2023~~ – Waived.**

**Mandatory Pre-Application Meeting: Oct. 3, 2023, at 9 am virtually / Oct. 30, 2023 at 9 am  
(Attendance to at least one meeting required)**

Contact for all communications: [NHDGrants@housing.nv.gov](mailto:NHDGrants@housing.nv.gov)

**Submission:** Proposal and documents should be submitted on a thumb drive and delivered to Dr. Mae Worthey-Thomas, Deputy Administrator, Nevada Housing Division 3300 West Sahara Ave., Las Vegas, NV 89102 by close of business of the deadline, Nov. 15, 2023.

## INTRODUCTION

Senate Bill 450 of the 2023 Legislative Session, **Attachment (1)**, was signed into law by Governor Joe Lombardo in June 2023 and enacts the Windsor Park Environmental Justice Act. SB450 establishes a program to relocate residents of single-family residences located in the Windsor Park neighborhood to another single-family residence elsewhere within the city of North Las Vegas. Windsor Park was built between 1964 and 1966 for African American families and was later found to be constructed on geological faults. The withdrawal of ground water from the aquifer beneath Windsor Park caused the properties, roads, and gas lines to sink and sustain irreparable structural damage.

An effort to relocate effected homeowners in the 1990s was only partially successful, leaving approximately 93 residents who live in homes which have experienced significant damage because of the ground subsidence. Ordinances were passed prohibiting residents from making repairs, further destroying the homes and community. SB450 provides that the Nevada Housing Division (“Division”), a division of the Nevada Department of Business and Industry, develop a program to build new homes of comparable size on adjacent vacant land, for the remaining impacted residents (the “Program”).

The State has appropriated \$37 million toward the costs of the Program. The Division intends to enter into a Development Agreement (“Agreement”) with the successful Applicant for the construction of the new homes for the Windsor Park residents.

This RFP is seeking Applicants to construct approximately 93 homes in compliance with the Program. Applicants will be scored, among other criteria, on the competitiveness of the proposed Developer Fee/Profit, determined as a percentage of total approved Development Costs. The Applicant must complete the Housing Construction Cost Schedule inclusive of their proposed Developer Fee. Developer Fee/Profit must be inclusive of any and all payments to Developer outside of direct Development Costs. Administrative fees, overhead expenses, or markups above direct Development Costs shall be considered part of the Developer Fee/Profit. Proposals will be evaluated based on Applicant’s ability to provide a quality Program at the best cost.

## Minimum Qualifications

Applications will be graded on the following minimum qualifications:

1. Successful acquisition, rehabilitation, construction, and/or operation/sales of at least two single-family development projects of at least 30 detached single-family homes or a combination of rehabilitation and construction of a minimum of two neighborhoods.
2. Adequate financial capacity to guarantee required construction, and if necessary,

predevelopment financing, as evidenced by audited financial statements for Applicant's three most recent fiscal years.

3. Applicant's ability to complete the Program in a timely manner and the proposed design concept will also be important factors in determining the most qualified submittal.

## Public Process

This RFP is not a commitment or offer by the Division to select any specific Applicant, enter into an agreement with any Applicant, or to pay any cost incurred in the preparation of a response to this RFP. The RFP and the selected Applicant's response may, by reference, become a part of the final Agreement between the selected Applicant and Division resulting from this RFP. The Division has the sole discretion and reserves the right to reject any and all responses received with respect to this RFP and to cancel the RFP at any time prior to entering into a formal Agreement. All responses will be made available for public review after the award of an Agreement with the exception of an Applicant's audited financial records that have been requested by Applicant and approved by the Division to be kept confidential pursuant to the Public Records Section of this RFP. Proposals deemed incomplete in the Division's sole discretion may be rejected for review.

The Applicant may take exception to or suggest deviations from any portion of this RFP. Exceptions and deviations shall be noted in the appropriate section(s) of the proposal and shall adequately and concisely describe its advantages and/or other reasons for which it is proposed. Applicants are advised that any exceptions contained in the proposal are by itself a sufficient basis for any decision by the Division not to select the proposal.

The Division reserves the right to reasonably request additional information or clarification of information provided in the proposal without changing the terms of the solicitation.

## SITE AND DEVELOPMENT INFORMATION

Pursuant to section 9 of SB450, the Division is required to select a governmental entity, a nonprofit corporation or any other entity engaged in the development of affordable housing to develop single-family residences on vacant land adjacent to the Windsor Park neighborhood. The entity selected by the Division is required to purchase the land adjacent to Windsor Park, contract with qualified professionals for a study of the land that could be acquired to determine whether such land will subside, and if the study finds such land will not subside, shall enter into contracts for the development and construction of single-family residences on that land. The contracts for such development and construction must include a preference for businesses with at least 50% of the interest in the business is owned by a person who resides or formerly resided in the Windsor Park neighborhood.

Upon the issuance of certificates of occupancy for these residences, Section 9 authorizes the owner of a single-family residence located in the Windsor Park neighborhood who owns such a residence on July 1, 2023, to exchange that residence for the newly constructed residence.

## Property Description and Site Map

As defined in SB450, “Windsor Park neighborhood” means the area of the City of North Las Vegas lying north of West Cartier Street, west of Clayton Street, east of Chamberlain Lane, and south of West Evans Avenue. **Attachment (2)** is a preliminary list of parcels, home sizes and registered owners and may not be final.

The Division will identify current residents who are eligible to receive the new homes and provide necessary outreach to inform the residents of the Program and provide further information as necessary during the planning and construction.

## Project Objectives and Site Development Requirements

The guiding principles of this RFP are:

1. Maximize quality housing with limited resources.
2. Provide quality housing with efficient and sustainable development.
3. Provide housing design and architecture that are compatible with existing homes in the neighborhood.

It is the responsibility of the Applicant to acquire land adjacent to the current Windsor Park neighborhood, propose a development program consistent with the requirements outlined in this RFP. The Applicant will conduct all studies and design work necessary to secure permits and to construct its proposed development. The cost of such studies and design work shall be borne by the Applicant and should be included in the Applicant’s budget. Costs to obtain permits, final subdivision map, and to comply with any conditions of development permits, including any required public improvements and extensions of utilities, shall be borne by the Applicant and should be included in the Applicant’s budget.

As previously stated, the State has appropriated \$37 million for the Program, \$25 million of which is from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds. This requires the Applicant to adhere to certain provisions outlined in the U.S. Treasury’s final rule governing these funds.

Additionally, while the Division is seeking additional funds, the submitted proposals should use a budget of \$37 million to carry out the Program. If the Applicant determines that the \$37 million is insufficient to carry out the Program, the Applicant should include in its proposal what it believes is the appropriate amount of funds that is necessary to carry out the Program and shall include all documents necessary to justify the additional amount.

Requirements for the proposed Development on the Site are:

- Approximately 93 detached single-family homes that will be transferred to current residents of Windsor Park;
- Homes must be of equal square footage, have the same number of bedrooms and bathrooms and lot size of current homes remaining in Windsor Park;
- Homes should be built according to current market standards and codes;
- Homes should be single story;

- Provide An ADA-compliant design option
- Full drought-tolerant landscaping in front yard;
- Basic drought tolerant or xeriscape landscaping in back yard (Applicant shall provide 3 options);
- Landscaping should be designed to provide the heartiest and most drought-tolerant species on the Southern Nevada Water Authority (“SNWA”) plant list; and
- The development will include no common areas but must include landscaping and perimeter buffers, also drought- tolerant as required by the City of North Las Vegas.

## SELECTION PROCESS

The proposals submitted to the Division may be reviewed individually through an ad hoc committee to assist the Division. The finalists may be requested to provide the Division a presentation and/or an oral interview. The ad hoc committee may review the proposals submitted as well as any requested presentations and/or oral interviews to gather information that will assist in making the recommendation. The Division reserves the right in its sole discretion to award the proposal based on an objective and/or subjective evaluation criteria. The proposals will be awarded based on which proposal the Division deems best suited to fulfill the requirements of the RFP. The Division also reserves the right not to make an award if it is deemed that no single proposal fully meets the requirements of this RFP. The Division reserves the right to withdraw this RFP.

If an Applicant is selected, it is the Division’s intent to enter negotiations to execute an Agreement with the selected Applicant within thirty (30) days after approval of the selection of the proposal.

## Designated Contact

For questions on this RFP, Applicants may email: [NHDgrants@housing.nv.gov](mailto:NHDgrants@housing.nv.gov), and include “Windsor Park RFP” in the subject line.

## Contact with the Division during Process

Questions pertaining to this solicitation shall be addressed to the Designated Contact specified herein. Failure of an Applicant, or any of its representatives, to comply with this paragraph may result in their proposal being rejected.

## Withdrawal of Proposal

Applicants may request withdrawal of proposal at any time, provided the request for withdrawal is submitted to the Division in writing. After the withdrawal of a proposal, an Applicant may resubmit a proposal prior to the closing date. No withdrawn proposals may be resubmitted or revised after the closing date of the RFP.

## Proposal Costs

The Division will not compensate or reimburse any Applicant for any costs of responding to this RFP.

## Alternate Proposals

Alternate Proposals are defined as those that do not meet the minimum requirements of this solicitation. Alternate Proposals will not be considered.

## Revisions and Interpretations

If it becomes necessary to revise any part of this proposal, a written revision will be provided to all Applicants by the Division. The Division is not bound by any specifications by the Division's employees unless such clarification or change is provided to Applicant in a written revision from the Division.

## Public Records

The Division is a public agency as defined by state law, and as such, it is subject to the Nevada Public Records Law (Chapter 239 of the Nevada Revised Statutes). Under that law, all of the Division's records are public records, unless otherwise declared by law to be confidential, and are subject to inspection and copying by any person. Applicant is advised that once a proposal is received by the Division, its contents will become a public record and nothing contained in the proposal will be deemed to be confidential except proprietary information. Applicant shall not include any information in its proposal that is proprietary in nature or that it would not want to be released to the public. Proposals must contain sufficient information to be evaluated. If the Applicant feels that it cannot submit its proposal without including proprietary information, it must adhere to the following procedure, or its proposal may be deemed unresponsive and will not be recommended for selection.

If Applicant needs to submit proprietary information, please send an email labeled "Proprietary Information" referencing the project's name to the Division's contact, [NHDgrants@housing.nv.gov](mailto:NHDgrants@housing.nv.gov). This email must contain a letter from the Applicant's legal counsel describing the proprietary information in the documents, representing in good faith that the information in each document meets the narrow definitions of trade secret set forth in NRS Chapter 600A, and briefly stating the reasons why each document meets the said definitions.

Upon receipt of a proposal accompanied by such a separate email, the Division will open the email to determine whether the procedure described above has been followed. Any information submitted pursuant to the above procedure will be used by the Division only for the purposes of evaluating proposals and conducting negotiations. If a lawsuit or other court action is initiated to obtain proprietary information, an Applicant who submits the proprietary information according to the above procedure must have legal counsel intervene in the court action and defend the secrecy of the information. Failure to do so shall be deemed Applicant's consent to the disclosure of the information by the Division, Applicant's waiver of claims for wrongful disclosure by the Division, and Applicant's covenant not to sue the Division for such a disclosure.

By submitting proprietary information, in consideration of the terms related hereto, the Applicant also agrees to fully indemnify the Division if the Division is assessed any fine, judgment, court cost or attorney's fees as a result of a challenge to the designation of information as proprietary. In the event that the Division incurs any expenses in this regard, it shall have a right to charge said expenses made in good faith to Applicant. An itemized statement of expenses shall be prima facie evidence of the fact and extent of the liability of Applicant.

If the Division determines that a document that the Applicant has designated "confidential" or "trade secret" is not entitled to protection from public disclosure, the Division will provide notice of that determination to the contact person designated by the Applicant in any reasonable manner that the Division can provide such notice, at least five business days prior to public disclosure of the document. If the Applicant does not designate anyone to receive such notice, the Division will not have any obligation to provide any notice of a determination of non-confidentiality. If the Applicant does not designate anyone to receive such notice or, if within five business days after the designated person receives such notice, the Applicant does not initiate judicial proceeding to protect the confidentiality of the document, the Division will not have any obligation to withhold the document from public disclosure.

## Pre-Application Meeting & RFP Inquiries

All interested parties that plan on submitting a response to this RFP must attend a Pre-Application Meeting at the date and time listed on the cover page of this RFP via virtual conference. The purpose of the Pre-Application Meeting is to answer questions concerning the RFP. To register for the Pre-Application Meeting and receive the link for virtual attendance, interested parties must email: [NHDgrants@housing.nv.gov](mailto:NHDgrants@housing.nv.gov) and include Windsor Park in the subject line.

Questions on this RFP should preferably be submitted by email prior to the pre-applicant meeting **by Sept. 29, 2023** to [NHDgrants@housing.nv.gov](mailto:NHDgrants@housing.nv.gov). All questions submitted may be held and answered during the Pre-Application Meeting. APPLICANTS with additional questions after the mandatory Pre-Application Meeting, may submit those via email to: [NHDgrants@housing.nv.gov](mailto:NHDgrants@housing.nv.gov) and the Division will prepare a list of questions received with the corresponding answers, and that list will be distributed via email to the individuals who attended the Pre-Application Meeting, or who have identified themselves as interested parties.

## Evaluation Criteria

The maximum score is 100 points. The following criteria will be used for scoring the responses to the RFP and to determine a qualified Applicant:

- Single-family residential development experience – Up to 20 points
- Quality of proposed development plan including construction materials and design elements – Up to 20 points
- Financial capacity of APPLICANT – Up to 10 points
- Development cost and proposed per home price – Up to 30 points
- Proposed Business Terms for compensation of the Developer – Up to 10 points
- Organizational diversity and diversity of development and construction team – Up to 10 points
- In awarding contracts for the Program, a preference with a relative weight of 5 percent must be assigned to an applicant that is a business in which at least 50 percent of the interest is owned by a resident or former resident of the Windsor Park neighborhood.

## Development Agreement

The Agreement may consist of one or more documents to set forth the terms of construction of the development. The proposal, or portions thereof, may by reference become a part of the final Agreement. The Agreement will ensure construction consistent with land use planning; and will include cost recovery for lack of performance by the Developer, and any assignees, should it default during construction or operation of the development. Construction default may occur if the Developer fails to complete the project within time limits prescribed. The Developer should expect to hold the Division and its employees and officials harmless to the maximum extent possible for any and all damages, of whatever nature, associated with the project. The Division shall require full and complete security for any and all potential liability associated with the project. Such security may include, but need not be limited to, reversers, reversions, pre-executed quit claims deeds, deeds of trust, indemnification, liquidated damages, promissory notes, performance deposits, performance bonds, rights of reentry and repossession, warranties, options, earnest monies, insurance, confessions of judgment, and personal guarantees. The Agreement shall be subject to review and approval of the Division's counsel.

## SUBMITTAL REQUIREMENTS

**Submission:** Proposal and documents should be submitted on a thumb drive and delivered to Dr. Mae Worthey-Thomas, Deputy Administrator, Nevada Housing Division  
3300 West Sahara Ave., Las Vegas, NV 89102 by close of business of the deadline, Nov. 15, 2023.

**Cover letter:** Submit a signed cover letter introducing the development team, highlighting the proposed project concept and identifying any concerns about meeting any of the requirements of this RFP. By signing the Cover Letter, the Applicant certifies that this Applicant's statement of qualifications and all information contained therein are true and correct to the best of their knowledge and belief, and that the information contained in the statement is considered public record and will be made available for inspection and copying upon request.

**Applicant Identification:** Identify the Applicant entity's name, street address, mailing address (if different), telephone number, and e-mail address. Specify the legal form of the organization (e.g., corporation, partnership, limited liability corporation, joint venture, other, include d.b.a., if applicable), and identify the principal contact for the Applicant as well as any other persons with the authority to represent and make legally binding commitments for the Applicant.

1. **Development Team Qualifications and Relevant Experience.** The following should be included: A list of all members of the development team including architects, engineers, contractors, financial or equity partners, lenders, and any known participating Applicant entities;
2. Relevant experience for each team member with a description of their previous projects and their roles in the referenced projects;
3. Successful acquisition, construction, and operation/sales of at least three for-sale development projects of at least 30 detached single-family homes similar in size and scope to the Development. Provide examples and include:

- a. The precise role that the Applicant and principals of the Applicant played in each project's development;
  - b. Project description including dates of commencement/completion, location, concept, other land uses, size, and cost;
  - c. Financial structure of the project, including amount and source of equity and debt financing;
  - d. Architecture, landscape design, and photographs of the project;
  - e. Length of time to complete project, specifying time to secure entitlements, time to complete construction, and time to complete home sales;
  - f. Specify any cost overruns including, quantifying and providing the causes for the cost overrun(s); and
4. Names and telephone numbers of three references in each of the following categories, along with a brief description of the project(s) with which they are familiar: 1) construction lenders, 2) equity investors, 3) local jurisdiction planning director, city manager or county administrator, and 4) community partners.

**Diversity and Fair Housing:** Applicant should provide:

1. A summary of their organization's discrimination policies; diversity, equity, and inclusion strategy; as well as any specific policies or programming to promote diversity in the workplace and on the organization's governing board.
2. Provide a copy of any written and enforceable policies.
3. Applicant must create a plan, that they intend to carry out, to encourage diversity in hiring, specifically for contractor and subcontractors.

**Development Concept Proposal:**

1. Written description of the proposed development concept, layout and design of the homes, created to the specifications outlined above.
2. Specification of home design, level of finishes, and landscaping assumed in the development cost proposal.
3. Winning applicant will be required to present home design concepts to residents of Windsor Park during a community forum.

**Graphic Illustrations and Elevations:** Preliminary site plan and drawings, created to the specifications outlined above. All drawings are to be to scale, in sufficient detail, clear hard-line work with all dimensions, materials, and other notes clearly legible at 11x17-inch paper size. All drawings should be fully legible if copied in black and white.

**Schedule of Performance:** A proposed schedule of performance indicating key milestones of development of the proposed project commencing with the execution of the DA, including preparation of concept drawings and working drawings predevelopment, financing, design, and construction activities; and the receipt of certificate of occupancy for each home.

**Development Cost/Land Acquisition:** The proposal must include a line-item development budget showing the total cost to deliver approximately 93 completed homes within the budgeted \$37 million,

with estimation of funds needed to purchase land. The proposal must address current real estate market and construction cost conditions for the proposed project to establish and justify development cost assumptions. Sources for construction cost estimates must be documented. If the Applicant determines that the \$37 million is insufficient to carry out the Program, the Applicant should include in its proposal what it believes is the appropriate amount of funds that is necessary to carry out the Program and shall include all documents necessary to justify the additional amount.

**Proposed Business Terms:** Applicant shall clearly specify the following key business terms in their proposal:

1. Proposed general contractor fee, both in dollar amount and percent of construction contract excluding the fee.
2. Costs for contractor general conditions, liability insurance and payment/performance bond, in dollar amounts.
3. Proposed Developer Fee/Profit, both the dollar amount and percent of total development costs excluding the fee. Developer Fee/Profit is defined to include any payment, income or revenue proposed to be paid to Developer in addition to Development Costs detailed in the Housing Construction Cost Schedule, including proposed administrative fees, overhead, markup or other fees charged in excess of Development Cost line items, third party costs or other costs.
4. There shall be no additional compensation to the Developer for the: overhead, salaries and benefits, mark-ups, or administrative fees of third-party contractors.

**Audited Financial Statements:** Applicants must submit three years' corporate audited financial statements.

If Applicant, pursuant to the Section of this RFP titled Public Records (above) wishes to request that their financial statements be kept confidential from public disclosure, they must follow the process described therein.

**Business License:** Applicant must possess a valid State of Nevada Business License, a local business license, as well as a NV Secretary of State Verification of Good Standing (if Applicant is from another State, please provide the equivalent from your State) If Applicant does not have business licenses at time of submission, they may provide proof that they have applied or will apply. Business licenses must be obtained prior to project closing.

### **Summary**

This section asks for the Applicant's information. Identify the lead Applicant entity's name, street address, mailing address (if different), telephone number, and e-mail address. Specify the legal form of the organization (e.g., corporation, partnership, joint venture, other), and identify the principal point of contact for the Applicant as well as any other persons with the authority to represent and make legally binding commitments for the Applicant.

## Conflict of Interest

Applicants are subject to all federal, state, and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices. If Applicant violates any conflict of interest law, the violation shall be grounds for immediate termination of any future Agreement.

## Certifications

Applicant must agree to the following and complete the associated certifications. If Applicant is unable to certify that all of the following statements are true, Applicant should provide an explanation.

### **Conflict of Interest**

Applicant and Applicant's principals, by submitting the proposal, understand and agree that the Division will consider that a conflict exists whenever any party to a transaction has a financial or family relationship or a professional or business affiliation with any other party to the transaction. The following list may not be all inclusive but is considered to be representative of some of the more typical conflicts of interest:

1. Applicant or principals of Applicant are related to any the Division employee or employee's spouse;
2. Applicant or principals of Applicant have any business relationship with any the Division employee or employee's spouse; or
3. The Applicant is aware of any other circumstances that may be conflict of Interest through the acquisition of the property or other matters.

For the purposes of #1 through #3:

"Related" means a spouse or relative, i.e., parent, grandparent, brother, sister, brother-in-law, sister-in-law, child, grandchild, aunt, uncle, nephew, or niece.

"Business Relationship" means a direct interest with either an NHD employee or their spouse, or an entity that the employee or their spouse has a substantial financial interest in.

"Principals" means owner, partners, joint venture, persons with controlling authority, officers, etc.

Applicant and Applicant's principals certify, by submitting this proposal and except as disclosed above, there is not now, nor will there be, a conflict of interest under circumstances described in statements 1 through 3 without the prior written consent of the Division.

Whereas, Applicant understands it is necessary that certain conditions be met as part of the proposal requirements.

Therefore, Applicant certifies as follows:

1. Applicant is eligible for award under federal and/or local statute and program guidelines and agrees to comply with all applicable federal, state, and local regulations in the event that this proposal is selected for funding.
2. Applicant certifies that all known and anticipated sources of government assistance associated with this proposal have been fully disclosed herein.
3. Applicant is prepared and has the authority within its charter, by-laws, or through statutory regulations to enter into a contractual agreement with the Division.
4. Applicant agrees and allows the release of any and all information submitted to the Division in regard to the representations made within the submitted proposal unless deemed to be

proprietary.

5. Applicant, being duly authorized, certifies that the foregoing information, to the best of his/her knowledge, is true, complete and accurately describe the proposed project.

**Debarment**

By submission of the proposal, Applicant certifies that neither it, nor any of its principals, is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any requests for proposal, invitations to bid, contracts, or agreements by any federal, state, county, or other government department of agency.

**Bankruptcies, Pending Litigation, or Unfavorable Judgments**

Applicant certifies that there have been no bankruptcies, pending litigation or unfavorable judgments in last 10 years of any principal of the Applicant’s firm providing financial guarantees to construction lenders and/or investors, whether in the current organization or a prior organization where they served as a principal or Applicant must upload to its proposal a complete description of any and all bankruptcies, unfavorable judgments and/or pending lawsuits involving themselves or any entity in which they have been or are now involved over the last ten years.

**Organization:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Print:** \_\_\_\_\_

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Senate Bill No. 450—Senators Neal, Flores, Donate; Hansen and Spearman

CHAPTER.....

AN ACT relating to housing; establishing a program for the relocation of persons residing in single-family residences in the Windsor Park neighborhood of the City of North Las Vegas; making an appropriation; requiring quarterly reports to the Interim Finance Committee; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

This bill enacts the Windsor Park Environmental Justice Act, which establishes a program for the relocation of persons residing in the Windsor Park neighborhood of the City of North Las Vegas whose residences have been damaged by the sinking of the ground beneath the residences. **Section 2** of this bill sets forth a legislative declaration that is necessary to enact a law of local and special application to provide the residents of Windsor Park a solution to the unique problems of the neighborhood. **Sections 3-8** of this bill define relevant terms for the Act. **Section 8** defines the area that constitutes the Windsor Park neighborhood.

**Section 9** of this bill requires the Housing Division of the Department of Business and Industry to establish and administer a program by which the owner of a single-family residence in the Windsor Park neighborhood who owns the residence on July 1, 2023, may exchange the residence in the Windsor Park neighborhood for a new residence constructed in accordance with provisions of **section 9**. Under **section 9**, the Housing Division is required to select a governmental entity, a nonprofit corporation or any other entity engaged in the development of affordable housing to develop single-family residences on vacant land adjacent to the Windsor Park neighborhood. The entity selected by the Housing Division is required to contract with qualified professionals for a study of vacant land adjacent to the Windsor Park neighborhood that could be acquired to determine whether such land will subside, acquire vacant land adjacent to the Windsor Park neighborhood if the study finds such land will not subside and enter into contracts for the development and construction of single-family residences on that land. The contracts for such development and construction must include a preference for businesses owned by a person who resides or formerly resided in the Windsor Park neighborhood. **Section 9** further requires the entity selected by the Housing Division, the City of North Las Vegas and the Housing Division to enter into an agreement for the financing of the acquisition of land and the development and construction of the residences. Upon the issuance of certificates of occupancy for these residences, **section 9** authorizes the owner of a single-family residence in the Windsor Park neighborhood who owns such a residence on July 1, 2023, to exchange that residence for a residence with at least an equal amount of square footage that is constructed pursuant to this bill. Finally, **section 9**: (1) authorizes the exchange of a residence encumbered by a mortgage or deed of trust if the mortgage or deed of trust is paid off and requires the Housing Division to provide assistance in arranging for financing to pay off such a mortgage or deed of trust; and (2) requires a lease of an exchanged residence to transfer to the acquired residence. **Section 9.3** of this bill requires the Housing Division to establish a program to pay: (1) moving expenses for persons who move from the Windsor Park neighborhood to a single-family residence acquired pursuant to **section 9**; (2) restitution for certain residents of the Windsor Park neighborhood; and (3) the cost of



rehabilitating certain single-family residences. **Section 9.7** of this bill makes it unlawful, with certain exceptions, to sell or list for sale a residence in the Windsor Park neighborhood.

**Section 10.5** of this bill requires the Chief of the Budget Division of the Office of Finance in the Office of the Governor to disburse \$25,000,000 from the money received from the Coronavirus State and Local Fiscal Recovery Funds by the State of Nevada to the Housing Division for the purposes set forth in this bill. **Section 11** of this bill appropriates \$12,000,000 from the State General Fund to the Housing Division for the purposes set forth in this bill, and **section 11.5** of this bill requires the State Treasurer to withhold certain monthly tax distributions from the City of North Las Vegas until such withheld amounts equal \$12,000,000.

**Section 11.7** of this bill requires the Housing Division to submit a quarterly report to the Interim Finance Committee concerning the progress of the Housing Division in carrying out the provisions of this bill.

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

**Section 1.** This act may be cited as the Windsor Park Environmental Justice Act.

**Sec. 2.** The Legislature hereby finds and declares:

1. Windsor Park is a single-family residential development in North Las Vegas built between 1964 and 1966 for Black families, to allow them to own their own homes and build wealth that could be passed to future generations.

2. Windsor Park was built over geological faults, and the withdrawal of groundwater from the aquifer beneath Windsor Park, in combination with the faults, caused the ground beneath Windsor Park to sink.

3. This sinking, or subsidence, damaged homes, roads, water and gas lines, and many homes in Windsor Park became uninhabitable and had to be demolished.

4. Beginning in the late 1980's and early 1990's, the Federal Government, the State of Nevada and the City of North Las Vegas provided approximately \$14 million to help residents of Windsor Park, which was used by the City to:

- (a) Move and rehabilitate four homes;
- (b) Build and relocate residents to 45 new homes; and
- (c) Offer grants of \$50,000 or \$100,000 to residents to move to another home in North Las Vegas.

5. Under the above programs, 90 Windsor Park residents were unable to find another suitable home or move to a suitable, rehabilitated home.



6. The Windsor Park residents who could not move remain residents of Windsor Park in homes that have experienced significant damage because of ground subsidence, and these residents need a new solution to obtain new homes.

7. Because of the ground subsidence and damage unique to the Windsor Park neighborhood, it is necessary to enact a law of local and special application to provide the residents of Windsor Park a solution to this unique problem, which is found nowhere else in this State.

8. Given that a law of local and special application is necessary to accomplish the purposes of this act and given that such a law is necessary to benefit the residents of that local and special area known as Windsor Park, a general law cannot be made applicable to the purposes, objects, powers, rights, privileges, immunities, liabilities, duties and disabilities set forth in this act.

**Sec. 3.** As used in sections 1 to 9.7, inclusive, of this act, unless the context otherwise requires, the words and terms defined in sections 4 to 8, inclusive, of this act have the meanings ascribed to them in those sections.

**Sec. 4.** “City” means the City of North Las Vegas.

**Sec. 5.** (Deleted by amendment.)

**Sec. 6.** “Housing Division” means the Housing Division of the Department of Business and Industry.

**Sec. 7.** “Single-family residence” means a parcel or other unit of real property or unit of personal property which is:

1. Intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating; and

2. Occupied by the owner of the parcel or other unit of real property or, if the parcel or other unit of real property is owned by a trust, occupied by the trustee or a member of his or her immediate family.

**Sec. 8.** “Windsor Park neighborhood” means the area of the City lying north of West Cartier Street, west of Clayton Street, east of Chamberlain Lane, and south of West Evans Avenue.

**Sec. 9.** 1. The Housing Division shall establish and administer a program pursuant to which the owner of a single-family residence in the Windsor Park neighborhood who owns that residence on July 1, 2023, may exchange that single-family residence for another single-family residence constructed in accordance with this section.

2. The Housing Division shall apply for any available grants of money from the Federal Government to carry out the provisions of sections 1 to 9.7, inclusive, of this act and shall select a



governmental agency, nonprofit corporation or other entity engaged in the development of affordable housing to develop single-family residences on vacant land adjacent to the Windsor Park neighborhood. The governmental agency, nonprofit corporation or other entity selected by the Housing Division pursuant to this subsection shall, in accordance with a financing agreement entered into pursuant to subsection 5, contract with qualified professionals for a study of vacant land adjacent to the Windsor Park neighborhood that could be acquired to ensure that such land will not subside, acquire vacant land adjacent to the Windsor Park neighborhood if the study finds that such land will not subside and enter into contracts to develop and construct single-family residences on that land. In awarding such contracts, a preference with a relative weight of 5 percent must be assigned to an applicant that is a business in which at least 50 percent of the interest is owned by a resident or former resident of the Windsor Park neighborhood. Any restriction on the price which the Housing Division may pay to acquire a parcel of real property does not apply to an acquisition pursuant to this section.

3. The number of single-family residences constructed pursuant to this section must be sufficient in number to enable each household residing in a single-family residence in the Windsor Park neighborhood on July 1, 2023, to obtain such a single-family residence, and the single-family residences constructed pursuant to this section must enable a household residing in a single-family residence in the Windsor Park neighborhood on July 1, 2023, to obtain a single-family residence with the same amount of square footage as the residence in the Windsor Park neighborhood.

4. The City shall grant the employees and representatives of the governmental entity, nonprofit corporation or other entity selected by the Housing Division, and the Housing Division, access to any right-of-way owned or controlled by the City and access to any lots owned by the City within the Windsor Park neighborhood when such access is necessary to carry out the provisions of this section, and the City shall not unreasonably withhold such access.

5. The governmental entity, nonprofit corporation or other entity selected by the Housing Division pursuant to subsection 2, the City and the Housing Division shall enter into an agreement to finance the development and construction of single-family residences pursuant to this section. The agreement must require:

(a) The use of money appropriated or authorized by the Legislature to the Housing Division for the purposes set forth in this section.



(b) Any other money from any public or private source, including, without limitation, any gift, grant, appropriation or contribution, available to be used for the purposes set forth in this section.

6. Upon the issuance of a certificate of occupancy for each single-family residence constructed pursuant to this section, the owner of a single-family residence in the Windsor Park neighborhood who owns that residence on July 1, 2023, may exchange that single-family residence for a single-family residence which was constructed pursuant to this section and which has at least the same amount of square footage as the residence being exchanged. If the single-family residence being exchanged is:

(a) Encumbered by a mortgage or deed of trust, the single-family residence may not be exchanged unless the existing mortgage or deed of trust is paid in full. The Housing Division shall provide assistance to arrange any financing necessary to pay off the existing mortgage or deed of trust, including, without limitation, any down payment assistance available under any program administered by the Housing Division.

(b) Leased to a tenant occupying the single-family residence under a lease agreement, the lease agreement remains in effect with the same terms and conditions.

↳ Any single-family residence acquired pursuant to this subsection may not be sold for a period of 5 years after the single-family residence is acquired, except that such a single-family residence may be transferred in a transaction that is exempt from the taxes imposed by chapter 375 of NRS pursuant to NRS 375.090.

7. The power, sewer and other connection fees imposed by the City on a single-family residence in the Windsor Park neighborhood must be transferred to a single-family residence acquired pursuant to this section as the power, sewer and the connections fees to be imposed on that single-family residence.

8. Any property in the Windsor Park neighborhood that is exchanged pursuant to this section must be used only for the purposes of a public park to memorialize the past and present residents of the Windsor Park neighborhood.

**Sec. 9.3.** 1. The Housing Division shall establish a program to pay:

(a) The moving expenses of and restitution to the owners of single-family residences in the Windsor Park neighborhood in the manner set forth in this section.

(b) The cost of the rehabilitation of the homes constructed with money received by the City from Community Development Block



Grants for the purpose of rehabilitating homes in the Windsor Park neighborhood.

2. The City shall transfer to the Housing Division:

(a) Any remaining proceeds of general obligation bonds issued by the City and purchased by the Federal National Mortgage Association for the purpose of relocating residents of the Windsor Park neighborhood.

(b) Any money remaining from Community Development Block Grants awarded to the City for the purpose of relocating residents in the Windsor Park neighborhood.

(c) Any money remaining from Community Development Block Grants awarded to the City for the purpose of constructing residences for the residents of the Windsor Park neighborhood.

➤ Any money received pursuant to this subsection must be accounted for separately and may be used only to carry out the provisions of this section.

3. From amounts transferred to the Housing Division pursuant to paragraphs (a) and (b) of subsection 2, the Housing Division shall:

(a) Pay restitution in the amount of \$50,000 to the owner of a single-family residence in the Windsor Park neighborhood who resides in the neighborhood on July 1, 2023, and who was the initial occupant of that single-family residence, or to the descendants of that owner who inherited the single-family residence from the initial occupant and who reside in the single-family residence on July 1, 2023.

(b) Pay restitution in the amount of \$10,000 to the person who was the initial occupant of a single-family residence in the Windsor Park neighborhood, or to the descendants of that person who inherited the single-family residence from the initial occupant.

(c) Pay the actual moving expenses of a person who acquires a single-family residence pursuant to section 9 of this act and who moves from the Windsor Park neighborhood to that acquired single-family residence.

4. From the amount transferred to the Housing Division pursuant to paragraph (c) of subsection 2, the Housing Division shall pay, in an amount not to exceed \$10,000 per single-family residence, the cost of rehabilitating a single-family residence constructed for a resident of the Windsor Park neighborhood using money received by the City from a Community Development Block Grant. The governmental entity, nonprofit corporation or other entity selected by the Housing Division pursuant to subsection 2 of section 9 of this act shall inspect the single-family residence to



determine whether or not the rehabilitation has been satisfactorily completed.

5. To the extent that money transferred to the Housing Division pursuant to subsection 2 is insufficient to make the entire amount of the payments required by subsection 3 or 4, the Housing Division shall reduce such payments on a pro rata basis.

**Sec. 9.7.** It is unlawful to sell or list for sale any real property intended for occupancy as a residence within the Windsor Park neighborhood.

**Sec. 10.** The provisions of NRS 354.599 do not apply to any additional expenses of a local government that are related to the provisions of this act.

**Sec. 10.5.** The Chief of the Budget Division of the Office of Finance created by NRS 223.400 shall disburse from the money received from the Coronavirus State and Local Fiscal Recovery Funds by the State of Nevada the amount of \$25,000,000 to the Housing Division of the Department of Business and Industry for the purposes set forth in sections 1 to 9.7, inclusive, of this act.

**Sec. 11.** 1. There is hereby appropriated from the State General Fund to the Housing Division of the Department of Business and Industry the sum of \$12,000,000 for the purposes set forth in sections 1 to 9.7, inclusive, of this act.

2. Any remaining balance of the appropriation made by subsection 1 must not be committed for expenditure after June 30, 2025, by the entity to which the appropriation is made or any entity to which money from the appropriation is granted or otherwise transferred in any manner, and any portion of the appropriated money remaining must not be spent for any purpose after September 19, 2025, by either the entity to which the money was appropriated or the entity to which the money was subsequently granted or transferred, and must be reverted to the State General Fund on or before September 19, 2025.

**Sec. 11.5.** The State Treasurer shall withhold the amount of \$250,000 per month from the payment made to the City from the Local Government Tax Distribution Account pursuant to NRS 360.690 for each month beginning on July 1, 2023, and ending in the month that the total amount withheld from the City pursuant to this section equals \$12,000,000. The money withheld pursuant to this section must be transferred to the State General Fund.

**Sec. 11.7.** The Housing Division of the Department of Business and Industry shall, on a quarterly basis, submit a report to the Interim Finance Committee concerning the progress of the Housing Division in carrying out the provisions of this act.



**Sec. 12.** 1. This section and section 9.7 of this act become effective upon passage and approval.

2. Sections 1 to 9.3, inclusive, and 10 to 11.7, inclusive, of this act become effective on July 1, 2023.

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## Attachment 2

Parcel #	Owner Name	Recorded Document	Recorded Date			Estimated Size	Site Address	Notes	Sq Ft
139-17-702-002	CHURCH BAPTIST GREATER FAITH	<a href="#">00000689:0553841</a>	1/28/1966	NS	250	0.81	2736 CHAMBERLAIN LN	Church	
139-17-702-001	CITY OF NORTH LAS VEGAS	<a href="#">00000181:0144651</a>	11/15/1971	NS	250	2.21	2227 W EVANS AVE	Park	
W Evans Av									
139-17-710-076	ATALLAH JOSEPH	<a href="#">20040525:02140</a>	5/25/2004	NS	250	0.14	2217 W EVANS AVE	Vacant Land	
139-17-710-077	CITY OF NORTH LAS VEGAS	<a href="#">20040302:02826</a>	3/2/2004	NS	250	0.14	2215 W EVANS AVE	Vacant Land	
139-17-711-001	CARTER BARBARA JEAN	<a href="#">20100429:01265</a>	4/29/2010	NS	250	0.14	2209 W EVANS AVE	Home	1306
139-17-711-002	SALEH MIKE M	<a href="#">20160701:00176</a>	7/1/2016	NS	250	0.14	2205 W EVANS AVE	Home	1056
139-17-711-003	WALKER ANNIE L	<a href="#">19960409:01174</a>	4/9/1996	JT	250	0.15	2201 W EVANS AVE	Home	1624
139-17-711-063	TORRES FLOR DE MARIA	<a href="#">20170511:00890</a>	5/11/2017	NS	250	0.15	2121 W EVANS AVE	Home	1120
139-17-711-064	CITY OF NORTH LAS VEGAS	<a href="#">19990127:02588</a>	1/27/1999	NS	250	0.15	2117 W EVANS AVE	Vacant Land	
139-17-711-065	CITY OF NORTH LAS VEGAS	<a href="#">00000475:0434521</a>	11/19/1974	NS	250	0.15	2115 W EVANS AVE	Vacant Land	
139-17-711-066	BLACK RICHARD	<a href="#">19900622:00628</a>	6/22/1990	NS	250	0.15	2109 W EVANS AVE	Vacant Land	
139-17-711-067	WILBERT EDWARD GENE & ESTELLA	<a href="#">00000191:0152650</a>	12/16/1971	JT	250	0.15	2105 W EVANS AVE	Home	1400
139-17-711-068	MCCALL EDWARD	<a href="#">19891013:00130</a>	10/13/1989	NS	250	0.14	2101 W EVANS AVE	Home	2144
139-17-711-069	CHISM JOHN LOUIS	<a href="#">19960802:00956</a>	8/2/1996	NS	250	0.15	2017 W EVANS AVE	Home	1120
139-17-711-070	RICHARDSON VINCENT & JULIAN	<a href="#">20180625:01432</a>	6/25/2018	JT	250	0.15	2015 W EVANS AVE	Home	1120
Clayton St									
139-17-711-071	CITY OF NORTH LAS VEGAS	<a href="#">19980929:01679</a>	9/29/1998	NS	250	0.16	2745 CLAYTON ST	Vacant Land	
139-17-712-001	CORNELL LUZ MARIA	<a href="#">20211130:01442</a>	11/30/2021	NS	250	0.18	2741 CLAYTON ST	Home	No Sqft listed
139-17-712-002	CITY OF NORTH LAS VEGAS	<a href="#">19970418:00704</a>	4/18/1997	NS	250	0.19	2737 CLAYTON ST	Vacant Land	
139-17-712-003	CITY OF NORTH LAS VEGAS	<a href="#">19970418:01944</a>	4/18/1997	NS	250	0.18	2733 CLAYTON ST	Vacant Land	
139-17-712-004	PAKDEEDAMRONGRIT TRIN	<a href="#">20061106:03796</a>	11/6/2006	JT	250	0.18	2729 CLAYTON ST	Vacant Land	
139-17-712-005	OSHANA JASON	<a href="#">20101105:02612</a>	11/5/2010	NS	250	0.19	2725 CLAYTON ST	Home	1350
139-17-712-006	WILSON CHARLES E & MYRTLE L	<a href="#">00000653:0525445</a>	8/26/1965	JT	250	0.18	2721 CLAYTON ST	Home	1320
139-17-712-007	CITY OF NORTH LAS VEGAS	<a href="#">20031202:00949</a>	12/2/2003	NS	250	0.19	2717 CLAYTON ST	Vacant Land	
139-17-712-008	COLE ROBERTA ETAL	<a href="#">20160811:00853</a>	8/11/2016	NS	250	0.19	2715 CLAYTON ST	Home	1400
139-17-712-009	SOLIS ADELAIDA	<a href="#">20141023:01712</a>	10/23/2014	NS	250	0.19	2709 CLAYTON ST	Home	1120
139-17-712-010	CITY OF NORTH LAS VEGAS	<a href="#">20000125:01738</a>	1/25/2000	NS	250	0.19	2705 CLAYTON ST	Vacant Land	
139-17-712-011	CRABTREE CINTHIA MELANY VALLIN DIAZ ETAL	<a href="#">20190604:03809</a>	6/4/2019	JT	250	0.2	2701 CLAYTON ST	Home	1315
139-17-712-051	CITY OF NORTH LAS VEGAS	<a href="#">20110815:02601</a>	8/15/2011	NS	250	0.18	2625 CLAYTON ST	Vacant Land	
139-17-712-050	GARCIA MAGALI GARCIA & ARTEMIO	<a href="#">20190107:01517</a>	1/7/2019	JT	250	0.18	2621 CLAYTON ST	Home	960
139-17-712-049	RICHARD SUDDIE P & SIMMIE B	<a href="#">20051024:01936</a>	10/24/2005	JT	250	0.18	2617 CLAYTON ST	Home	1120
139-17-712-048	ANTHONY SHIRLEY JEAN LIVING TRUST	<a href="#">20181009:00636</a>	10/9/2018	NS	250	0.18	2615 CLAYTON ST	Home	1120
139-17-712-047	RODRIGUEZ JESUS	<a href="#">20140409:01844</a>	4/9/2014	NS	250	0.18	2609 CLAYTON ST	Home	1260
139-17-712-046	CITY OF NORTH LAS VEGAS	<a href="#">20120320:02984</a>	3/20/2012	NS	250	0.18	2605 CLAYTON ST	Vacant Land	
139-17-712-045	RUBIO CESAR	<a href="#">20201118:01974</a>	11/18/2020	RS	250	0.2	2601 CLAYTON ST	Home	1120
Cartier Av									
139-17-712-037	SONNIER LAQUANNA	<a href="#">20211109:01506</a>	11/9/2021	NS	250	0.15	2100 W CARTIER AVE	Home	1120
139-17-712-038	LANIER WALTER L & MYRIAN L	<a href="#">00000664:0533613</a>	10/8/1965	JT	250	0.14	2104 W CARTIER AVE	Home	1044
139-17-712-039	CITY OF NORTH LAS VEGAS	<a href="#">20000914:01163</a>	9/14/2000	NS	250	0.14	2108 W CARTIER AVE	Vacant Land	
139-17-712-040	CITY OF NORTH LAS VEGAS	<a href="#">20000504:01906</a>	5/4/2000	NS	250	0.14	2112 W CARTIER AVE	Vacant Land	
139-17-712-041	REID LEAVIE & IRENE	<a href="#">00000644:0517966</a>	7/20/1965	JT	250	0.14	2116 W CARTIER AVE	Home	1316
139-17-712-042	ORTEGA GUSMARO	<a href="#">20090929:00793</a>	9/29/2009	NS	250	0.14	2200 W CARTIER AVE	Home	1120
139-17-712-043	BUENO EMILIO NAVARRO	<a href="#">20181029:02760</a>	10/29/2018	NS	250	0.14	2204 W CARTIER AVE	Home	1520

139-17-712-044	CITY OF NORTH LAS VEGAS (PUBLIC WORKS)	<a href="#">20150916:01536</a>	9/16/2015	NS	250	0.14	2208 W CARTIER AVE	Vacant Land	
139-17-711-031	ABED NASIR & URANUS	<a href="#">20180525:03289</a>	5/25/2018	JT	250	0.14	2212 W CARTIER AVE	Home	1104
139-17-711-030	CITY OF NORTH LAS VEGAS	<a href="#">19990408:01443</a>	4/8/1999	NS	250	0.14	2300 W CARTIER AVE	Vacant Land	
139-17-711-029	VEASLEY LASHONA DENISE	<a href="#">20220427:00971</a>	4/27/2022	JT	250	0.14	2304 W CARTIER AVE	Home	1120
139-17-711-028	CITY OF NORTH LAS VEGAS	<a href="#">19961226:01124</a>	12/26/1996	NS	250	0.14	2308 W CARTIER AVE	Vacant Land	
139-17-711-027	TAVORI SHIMSHON	<a href="#">20060227:04111</a>	2/27/2006	NS	250	0.13	2312 W CARTIER AVE	Vacant Land	
139-17-710-001	CITY OF NORTH LAS VEGAS	<a href="#">19960906:01480</a>	9/6/1996	NS	250	0.15	2316 W CARTIER AVE	Vacant Land	
Chamberlain Ln									
139-17-710-002	CITY OF NORTH LAS VEGAS	<a href="#">19940408:01942</a>	4/8/1994	NS	250	0.13	2608 CHAMBERLAIN LN	Vacant Land	
139-17-710-003	CITY OF NORTH LAS VEGAS	<a href="#">19960619:00687</a>	6/19/1996	NS	250	0.13	2612 CHAMBERLAIN LN	Vacant Land	
139-17-710-004	ARNETT GARY LEON & CINTHIA JOY	<a href="#">20201021:02684</a>	10/21/2020	JT	250	0.14	2616 CHAMBERLAIN LN	Home	1056
139-17-710-005	DEMORALES MARIA E GRANADOS	<a href="#">20150601:04204</a>	6/1/2015	NS	250	0.15	2620 CHAMBERLAIN LN	Home	1120
139-17-710-006	R K A INVESTMENT PROPERTIES L L C	<a href="#">20181005:01962</a>	10/5/2018	NS	250	0.24	2624 CHAMBERLAIN LN	Home	1056
139-17-710-007	CITY OF NORTH LAS VEGAS	<a href="#">19980630:01244</a>	6/30/1998	NS	250	0.22	2700 CHAMBERLAIN LN	Vacant Land	
139-17-710-009	CITY OF NORTH LAS VEGAS	<a href="#">20000626:01396</a>	6/26/2000	NS	250	0.16	2712 CHAMBERLAIN LN	Vacant Land	
139-17-710-010	CITY OF NORTH LAS VEGAS	<a href="#">19970211:00395</a>	2/11/1997	NS	250	0.14	2716 CHAMBERLAIN LN	Vacant Land	
139-17-710-011	SUSTAITA ANTONIO	<a href="#">20130102:02434</a>	1/2/2013	NS	250	0.18	2720 CHAMBERLAIN LN	Vacant Land	
Andrew Cir									
139-17-710-026	CITY OF NORTH LAS VEGAS	<a href="#">19970925:03134</a>	9/25/1997	NS	250	0.2	2723 ANDREW CIR	Vacant Land	
139-17-710-025	CITY OF NORTH LAS VEGAS	<a href="#">19990602:02075</a>	6/2/1999	NS	250	0.17	2725 ANDREW CIR	Vacant Land	
139-17-710-024	CITY OF NORTH LAS VEGAS	<a href="#">20110815:02600</a>	8/15/2011	NS	250	0.17	2727 ANDREW CIR	Vacant Land	
139-17-710-023	WOODS PAMELA R	<a href="#">20090618:03868</a>	6/18/2009	NS	250	0.18	2729 ANDREW CIR	Home	1120
139-17-710-022	CITY OF NORTH LAS VEGAS	<a href="#">19951227:01471</a>	12/27/1995	NS	250	0.18	2733 ANDREW CIR	Vacant Land	
139-17-710-021	CHAVEZ-FLORES ALEJO	<a href="#">20081017:03655</a>	10/17/2008	NS	250	0.15	2737 ANDREW CIR	Home	1120
139-17-710-020	MARSHALL ELVEN & SANDRA	<a href="#">20180208:01068</a>	2/8/2018	JT	250	0.16	2741 ANDREW CIR	Home	1056
139-17-710-019	CARROLL KRISTY	<a href="#">20190925:02495</a>	9/25/2019	NS	250	0.15	2745 ANDREW CIR	Home	2584/832=3416
139-17-710-018	JAUREGUI SEVERIANO D	<a href="#">20030404:01571</a>	4/4/2003	NS	250	0.19	2744 ANDREW CIR	Home	1308
139-17-710-017	WHITTFORD ANA	<a href="#">20140724:01974</a>	7/24/2014	NS	250	0.14	2740 ANDREW CIR	Home	1056
139-17-710-016	CITY OF NORTH LAS VEGAS	<a href="#">19991117:02259</a>	11/17/1999	NS	250	0.17	2736 ANDREW CIR	Vacant Land	
139-17-710-015	IGLESIAS ANER	<a href="#">20170330:03730</a>	3/30/2017	NS	250	0.19	2734 ANDREW CIR	Home	1056
139-17-710-014	CITY OF NORTH LAS VEGAS	<a href="#">19990827:02611</a>	8/27/1999	NS	250	0.2	2732 ANDREW CIR	Vacant Land	
139-17-710-013	WASHINGTON JASHAWANDA	<a href="#">20130131:03550</a>	1/31/2013	JT	250	0.12	2730 ANDREW CIR	Home	1120
139-17-710-012	CITY OF NORTH LAS VEGAS	<a href="#">19990224:01740</a>	2/24/1999	NS	250	0.13	2728 ANDREW CIR	Vacant Land	
Saber Dr									
139-17-711-013	HARDEMAN GEORGIA Y	<a href="#">00001447:1406707</a>	8/12/1981	NS	250	0.14	2304 SABER DR	Home	1056
139-17-711-012	CITY OF NORTH LAS VEGAS	<a href="#">20001031:01903</a>	10/31/2000	NS	250	0.14	2300 SABER DR	Vacant Land	
139-17-711-011	CITY OF NORTH LAS VEGAS	<a href="#">19990622:02469</a>	6/22/1999	NS	250	0.14	2715 SABER DR	Vacant Land	
139-17-711-010	CITY OF NORTH LAS VEGAS	<a href="#">20020308:01503</a>	3/8/2002	NS	250	0.15	2717 SABER DR	Vacant Land	
139-17-711-009	CITY OF NORTH LAS VEGAS	<a href="#">20000901:01853</a>	9/1/2000	NS	250	0.16	2721 SABER DR	Vacant Land	
139-17-711-008	DAVIS LEON	<a href="#">00000771:0619778</a>	1/16/1967	NS	250	0.15	2725 SABER DR	Home	1056
139-17-711-007	WILBURN APRIL D	<a href="#">20101210:01770</a>	12/10/2010	NS	250	0.15	2729 SABER DR	Home	1120
139-17-711-006	BLANCHE CORNELL SR & CHERYL M	<a href="#">20041118:02664</a>	11/18/2004	JT	250	0.15	2733 SABER DR	Home	1120
139-17-711-005	PAN YI	<a href="#">20120410:01121</a>	4/10/2012	JT	250	0.14	2737 SABER DR	Vacant Land	
139-17-711-004	HOLLIDAY LIVING TRUST	<a href="#">20220413:01221</a>	4/13/2022	NS	250	0.13	2741 SABER DR	Home	1376
139-17-711-046	CITY OF NORTH LAS VEGAS	<a href="#">19970212:00466</a>	2/12/1997	NS	250	0.18	2728 SABER DR	Vacant Land	
139-17-711-045	CITY OF NORTH LAS VEGAS	<a href="#">19970418:00628</a>	4/18/1997	NS	250	0.16	2724 SABER DR	Vacant Land	
139-17-711-044	CITY OF NORTH LAS VEGAS	<a href="#">20040302:02827</a>	3/2/2004	NS	250	0.15	2722 SABER DR	Vacant Land	
139-17-711-043	FLORES JORGE	<a href="#">20080424:04661</a>	4/24/2008	JT	250	0.15	2720 SABER DR	Home	1056
139-17-711-042	CITY OF NORTH LAS VEGAS	<a href="#">19970128:00302</a>	1/28/1997	NS	250	0.16	2718 SABER DR	Vacant Land	

139-17-711-041	ENTRUST GROUP INC	<a href="#">20230222:02615</a>	2/22/2023	NS	250	0.17	2716 SABER DR	Home	1420
139-17-711-014	R S XII LAS VEGAS OWNER 1 L P	<a href="#">20210722:02179</a>	7/22/2021	NS	250	0.16	2305 SABER DR	Home	1120
139-17-710-008	BRAGGS CLEMON L & CLEMON M	<a href="#">20210322:00864</a>	3/22/2021	JT	250	0.16	2309 SABER DR	Home	1056
	Michale Av								
139-17-711-062	CITY OF NORTH LAS VEGAS	<a href="#">19990730:02510</a>	7/30/1999	NS	250	0.15	2120 MICHALE AVE	Vacant Land	
139-17-711-061	CITY OF NORTH LAS VEGAS	<a href="#">19970212:00484</a>	2/12/1997	NS	250	0.15	2116 MICHALE AVE	Vacant Land	
139-17-711-060	CITY OF NORTH LAS VEGAS	<a href="#">00000475:0434520</a>	11/19/1974	NS	250	0.15	2112 MICHALE AVE	Vacant Land	
139-17-711-059	CITY OF NORTH LAS VEGAS	<a href="#">19980223:01457</a>	2/23/1998	NS	250	0.15	2108 MICHALE AVE	Vacant Land	
139-17-711-058	PONCE DAVID	<a href="#">20080228:00903</a>	2/28/2008	NS	250	0.15	2104 MICHALE AVE	Vacant Land	
139-17-712-023	CITY OF NORTH LAS VEGAS	<a href="#">19961018:00481</a>	10/18/1996	NS	250	0.13	2100 MICHALE AVE	Vacant Land	
139-17-711-051	CITY OF NORTH LAS VEGAS	<a href="#">19960613:00617</a>	6/13/1996	NS	250	0.13	2105 MICHALE AVE	Vacant Land	
139-17-711-050	BLUMBERG ALVIN 1976 BLUMBERG TR	<a href="#">20051006:04481</a>	10/6/2005	NS	250	0.13	2109 MICHALE AVE	Vacant Land	
139-17-711-049	WATSON DAVID E	<a href="#">20150522:01656</a>	5/22/2015	NS	250	0.13	2115 MICHALE AVE	Home	1056
139-17-711-048	CITY OF NORTH LAS VEGAS	<a href="#">19961230:00305</a>	12/30/1996	NS	250	0.14	2117 MICHALE AVE	Vacant Land	
139-17-711-047	JORDAN L & F 1994 LIV TR AGMT	<a href="#">20060719:01911</a>	7/19/2006	NS	250	0.16	2121 MICHALE AVE	Vacant Land	
	Lidia St								
139-17-712-022	CITY OF NORTH LAS VEGAS	<a href="#">19951227:01466</a>	12/27/1995	NS	250	0.14	2740 LIDIA ST	Vacant Land	
139-17-712-021	CITY OF NORTH LAS VEGAS	<a href="#">19960823:02108</a>	8/23/1996	NS	250	0.21	2736 LIDIA ST	Vacant Land	
139-17-712-020	GRIER ALBERT R & IDA P	<a href="#">00000626:0503322</a>	5/10/1965	JT	250	0.13	2732 LIDIA ST	Home	No Sqft listed
139-17-712-019	CITY OF NORTH LAS VEGAS	<a href="#">19960524:00567</a>	5/24/1996	NS	250	0.15	2728 LIDIA ST	Vacant Land	
139-17-712-018	CLEVELAND JAMES HOWARD	<a href="#">20181011:00262</a>	10/11/2018	NS	250	0.15	2724 LIDIA ST	Home	1580
139-17-712-017	CITY OF NORTH LAS VEGAS	<a href="#">19991229:02433</a>	12/29/1999	NS	250	0.15	2720 LIDIA ST	Vacant Land	
139-17-712-016	COLLINS VERNER R & BILLY R ETAL	<a href="#">20080422:02253</a>	4/22/2008	NS	250	0.14	2716 LIDIA ST	Home	No Sqft listed
139-17-712-015	CITY OF NORTH LAS VEGAS	<a href="#">19951227:01469</a>	12/27/1995	NS	250	0.14	2712 LIDIA ST	Vacant Land	
139-17-712-014	PEREZ BERNARDO GONZALO & ROSA AMALIA	<a href="#">20200724:01684</a>	7/24/2020	JT	250	0.14	2708 LIDIA ST	Home	1120
139-17-712-013	VIGIL ELY OLMEDO	<a href="#">20191223:02377</a>	12/23/2019	NS	250	0.14	2704 LIDIA ST	Home	1120
139-17-712-024	DELGADO HERMINIA S & PRISCILLA S	<a href="#">20050818:01979</a>	8/18/2005	NS	250	0.14	2729 LIDIA ST	Home	1120
139-17-712-026	CITY OF NORTH LAS VEGAS	<a href="#">19970422:00271</a>	4/22/1997	NS	250	0.14	2715 LIDIA ST	Vacant Land	
139-17-712-027	GOODALL JAMES A	<a href="#">19910820:00186</a>	8/20/1991	NS	250	0.15	2709 LIDIA ST	Home	1120
139-17-712-028	CITY OF NORTH LAS VEGAS	<a href="#">19970417:00640</a>	4/17/1997	NS	250	0.15	2705 LIDIA ST	Vacant Land	
139-17-712-029	CITY OF NORTH LAS VEGAS	<a href="#">19970620:00415</a>	6/20/1997	NS	250	0.14	2701 LIDIA ST	Vacant Land	
	Larey Av								
139-17-712-025	CITY OF NORTH LAS VEGAS	<a href="#">20220119:02019</a>	1/19/2022	NS	250	0.15	2100 LAREY AVE	Vacant Land	
139-17-711-052	GARCIA ABEL GARCIA	<a href="#">20150106:01196</a>	1/6/2015	NS	250	0.15	2104 LAREY AVE	Home	1120
139-17-711-053	DAVIS STEVE P	<a href="#">20191216:01680</a>	12/16/2019	NS	250	0.17	2108 LAREY AVE	Home	1056
139-17-711-054	CITY OF NORTH LAS VEGAS	<a href="#">19930922:00221</a>	9/22/1993	NS	250	0.2	2112 LAREY AVE	Vacant Land	
139-17-711-055	MCDOWELL J & J FAIRLEY D REV LIV TR	<a href="#">20171012:00849</a>	10/12/2017	NS	250	0.21	2115 LAREY AVE	Home	1516
139-17-711-056	PADRE JORGE DONU	<a href="#">20170824:01099</a>	8/24/2017	JT	250	0.2	2109 LAREY AVE	Home	1056
139-17-711-057	CITY OF NORTH LAS VEGAS	<a href="#">19970211:00496</a>	2/11/1997	NS	250	0.17	2105 LAREY AVE	Vacant Land	
	Jeffery Ave								
139-17-711-033	CITY OF NORTH LAS VEGAS	<a href="#">19970220:00333</a>	2/20/1997	NS	250	0.19	2116 JEFFERY AVE	Vacant Land	
139-17-711-032	CITY OF NORTH LAS VEGAS	<a href="#">19961011:01855</a>	10/11/1996	NS	250	0.18	2104 JEFFERY AVE	Vacant Land	
139-17-712-012	CITY OF NORTH LAS VEGAS	<a href="#">19990128:00619</a>	1/28/1999	NS	250	0.15	2012 JEFFERY AVE	Vacant Land	
139-17-712-052	ORTIZ RICHARD	<a href="#">20190906:02425</a>	9/6/2019	NS	250	0.14	2009 JEFFERY AVE	Home	1120
139-17-712-053	SMITH JASON	<a href="#">20170606:02045</a>	6/6/2017	NS	250	0.14	2015 JEFFERY AVE	Home	1120
139-17-712-054	CITY OF NORTH LAS VEGAS	<a href="#">19981022:01661</a>	10/22/1998	NS	250	0.14	2017 JEFFERY AVE	Vacant Land	
139-17-712-055	CITY OF NORTH LAS VEGAS	<a href="#">20020404:01370</a>	4/4/2002	NS	250	0.14	2101 JEFFERY AVE	Vacant Land	
139-17-712-056	CITY OF NORTH LAS VEGAS	<a href="#">19970416:00552</a>	4/16/1997	NS	250	0.14	2105 JEFFERY AVE	Vacant Land	

139-17-712-057	CITY OF NORTH LAS VEGAS	<a href="#">19970107:00455</a>	1/7/1997	NS	250	0.14	2109 JEFFERY AVE	Vacant Land	
139-17-712-058	CITY OF NORTH LAS VEGAS	<a href="#">19981116:01648</a>	11/16/1998	NS	250	0.14	2115 JEFFERY AVE	Vacant Land	
139-17-712-059	CITY OF NORTH LAS VEGAS	<a href="#">19970418:00698</a>	4/18/1997	NS	250	0.16	2117 JEFFERY AVE	Vacant Land	
139-17-712-060	BRAGGS CLEMON L & CLEMON M	<a href="#">20210223:02531</a>	2/23/2021	JT	250	0.15	2201 JEFFERY AVE	Home	1484
Iona Ct									
139-17-711-038	CITY OF NORTH LAS VEGAS	<a href="#">19970612:00434</a>	6/12/1997	NS	250	0.14	2136 IONA CT	Vacant Land	
139-17-711-037	CITY OF NORTH LAS VEGAS	<a href="#">19981021:01282</a>	10/21/1998	NS	250	0.18	2132 IONA CT	Vacant Land	
139-17-711-036	CITY OF NORTH LAS VEGAS	<a href="#">19970418:00600</a>	4/18/1997	NS	250	0.23	2128 IONA CT	Vacant Land	
139-17-711-035	CITY OF NORTH LAS VEGAS	<a href="#">19960816:01987</a>	8/16/1996	NS	250	0.2	2124 IONA CT	Vacant Land	
139-17-711-034	CITY OF NORTH LAS VEGAS	<a href="#">19961011:01848</a>	10/11/1996	NS	250	0.2	2120 IONA CT	Vacant Land	
Lidia Dr									
139-17-712-073	ROSS FAMILY REVOCABLE LIVING TRUST	<a href="#">20221012:01002</a>	10/12/2022	NS	250	0.14	2600 LIDIA DR	Home	1120
139-17-712-072	MERAZ JOSE T JR	<a href="#">20180122:02910</a>	1/22/2018	NS	250	0.14	2604 LIDIA DR	Home	960
139-17-712-071	CITY OF NORTH LAS VEGAS	<a href="#">19970507:00479</a>	5/7/1997	NS	250	0.13	2608 LIDIA DR	Vacant Land	
139-17-712-070	CITY OF NORTH LAS VEGAS	<a href="#">19951227:01468</a>	12/27/1995	NS	250	0.12	2612 LIDIA DR	Vacant Land	
139-17-712-069	CITY OF NORTH LAS VEGAS	<a href="#">19970103:00450</a>	1/3/1997	NS	250	0.21	2616 LIDIA DR	Vacant Land	
139-17-712-068	CITY OF NORTH LAS VEGAS	<a href="#">19960808:00662</a>	8/8/1996	NS	250	0.15	2620 LIDIA DR	Vacant Land	
Constance Ave									
139-17-712-067	CITY OF NORTH LAS VEGAS	<a href="#">19970417:00689</a>	4/17/1997	NS	250	0.14	2100 CONSTANCE AVE	Vacant Land	
139-17-712-066	STRATFORD MAREA	<a href="#">20130212:02512</a>	2/12/2013	NS	250	0.14	2104 CONSTANCE AVE	Home	1120
139-17-712-065	CITY OF NORTH LAS VEGAS	<a href="#">20020927:02909</a>	9/27/2002	NS	250	0.14	2108 CONSTANCE AVE	Vacant Land	
139-17-712-064	MITCHELL FRANK J	<a href="#">20041206:03921</a>	12/6/2004	NS	250	0.14	2112 CONSTANCE AVE	Home	1224
139-17-712-063	KHOY CHARLIE	<a href="#">20170915:02125</a>	9/15/2017	JT	250	0.15	2116 CONSTANCE AVE	Home	1428
139-17-712-062	CARTWRIGHT MABEL L & ELAINE	<a href="#">19901211:00246</a>	12/11/1990	JT	250	0.17	2200 CONSTANCE AVE	Home	960
139-17-712-061	NEAL CARRIE	<a href="#">00001247:1206277</a>	6/30/1980	Sole and S	250	0.14	2212 CONSTANCE AVE	Home	1584
139-17-711-039	CITY OF NORTH LAS VEGAS	<a href="#">19940408:01947</a>	4/8/1994	NS	250	0.15	2700 CONSTANCE AVE	Vacant Land	
139-17-711-040	CITY OF NORTH LAS VEGAS	<a href="#">19961018:01737</a>	10/18/1996	NS	250	0.14	2704 CONSTANCE AVE	Vacant Land	
139-17-711-015	CITY OF NORTH LAS VEGAS	<a href="#">20011129:02978</a>	11/29/2001	NS	250	0.16	2709 CONSTANCE AVE	Vacant Land	
139-17-711-016	CITY OF NORTH LAS VEGAS	<a href="#">19990709:02215</a>	7/9/1999	NS	250	0.14	2705 CONSTANCE AVE	Vacant Land	
139-17-711-017	CITY OF NORTH LAS VEGAS	<a href="#">19981008:01389</a>	10/8/1998	NS	250	0.14	2701 CONSTANCE AVE	Vacant Land	
139-17-711-018	CITY OF NORTH LAS VEGAS	<a href="#">20100604:04173</a>	6/4/2010	NS	250	0.15	2625 CONSTANCE AVE	Vacant Land	
139-17-711-019	CITY OF NORTH LAS VEGAS	<a href="#">19970905:01201</a>	9/5/1997	NS	250	0.2	2621 CONSTANCE AVE	Vacant Land	
139-17-712-030	MARTINEZ MARTIN	<a href="#">20020703:00263</a>	7/3/2002	NS	250	0.22	2205 CONSTANCE AVE	Home	1120
139-17-712-031	RODRIGUEZ ITZEL ADAMARIS	<a href="#">20230726:02012</a>	7/26/2023	NS	250	0.16	2201 CONSTANCE AVE	Home	960
139-17-712-032	SORIA DAISY NAYELLY	<a href="#">20171011:01530</a>	10/11/2017	JT	250	0.14	2117 CONSTANCE AVE	Home	1120
139-17-712-033	BROWN VALEDA	<a href="#">20070502:00257</a>	5/2/2007	NS	250	0.14	2115 CONSTANCE AVE	Home	1120
139-17-712-034	CITY OF NORTH LAS VEGAS	<a href="#">20040302:02825</a>	3/2/2004	NS	250	0.14	2109 CONSTANCE AVE	Vacant Land	
139-17-712-035	CITY OF NORTH LAS VEGAS	<a href="#">19951227:01467</a>	12/27/1995	NS	250	0.14	2105 CONSTANCE AVE	Vacant Land	
139-17-712-036	CITY OF NORTH LAS VEGAS	<a href="#">20010213:01771</a>	2/13/2001	NS	250	0.15	2101 CONSTANCE AVE	Vacant Land	
Sidney Ct									
139-17-711-026	CITY OF NORTH LAS VEGAS	<a href="#">19981022:02165</a>	10/22/1998	NS	250	0.17	2301 SIDNEY CT	Vacant Land	
139-17-711-025	CITY OF NORTH LAS VEGAS	<a href="#">19980929:01725</a>	9/29/1998	NS	250	0.2	2305 SIDNEY CT	Vacant Land	
139-17-711-024	CITY OF NORTH LAS VEGAS	<a href="#">19981130:04775</a>	11/30/1998	NS	250	0.17	2309 SIDNEY CT	Vacant Land	
139-17-711-023	DAVID ALAN R & KARLA J	<a href="#">20020703:01769</a>	7/3/2002	NS	250	0.2	2315 SIDNEY CT	Home	1312
139-17-711-022	CITY OF NORTH LAS VEGAS	<a href="#">19971010:00392</a>	10/10/1997	NS	250	0.16	2316 SIDNEY CT	Vacant Land	
139-17-711-021	CITY OF NORTH LAS VEGAS	<a href="#">20000622:01423</a>	6/22/2000	NS	250	0.15	2312 SIDNEY CT	Vacant Land	
139-17-711-020	CITY OF NORTH LAS VEGAS	<a href="#">19961025:01644</a>	10/25/1996	NS	250	0.17	2308 SIDNEY CT	Vacant Land	

Parcels outside of area currently defined in SB450 with ownership that is not the City of North Las Vegas										
Cartier Av										
139-17-810-020	MARTIN-REYES RAFAEL	<a href="#">20130611:01143</a>	6/11/2013	NS	250	0.14	2517 W CARTIER AVE	Home	1056	
139-17-810-013	GLASS FRANK & ROSIE V	<a href="#">19860228:01255</a>	2/28/1986	JT	250	0.14	2409 W CARTIER AVE	Vacant Land		
139-17-810-011	VERA-MARTINEZ HIPOLITO	<a href="#">20140611:02849</a>	6/11/2014	NS	250	0.14	2401 W CARTIER AVE	Home	1056	
139-17-810-009	LARSON GLEN	<a href="#">19990712:01725</a>	7/12/1999	NS	250	0.15	2315 W CARTIER AVE	Home	1056	
139-17-810-008	DAVIS ESTELLE W	<a href="#">20140121:01761</a>	1/21/2014	NS	250	0.14	2309 W CARTIER AVE	Home	No Sqft listed	
139-17-810-007	DANIEL CHELSEA A MENDOZA	<a href="#">20201105:01869</a>	11/5/2020	NS	250	0.14	2305 W CARTIER AVE	Home	1552	
139-17-810-006	TORRES ADRIANA	<a href="#">20210106:01660</a>	1/6/2021	NS	250	0.14	2301 W CARTIER AVE	Home	1056	
139-17-810-004	HERNANDEZ JOEL	<a href="#">20130606:01933</a>	6/6/2013	NS	250	0.14	2215 W CARTIER AVE	Home	1152	
139-17-810-002	BROWN FRANK C	<a href="#">00001686:1645999</a>	2/9/1983	JT	250	0.14	2205 W CARTIER AVE	Home	1504	
139-17-810-001	ROJAS JOEL DE JESUS VILLAGRAN	<a href="#">20221114:00347</a>	11/14/2022	NS	250	0.13	2201 W CARTIER AVE	Home	1056	
Hayworth Av										
139-17-710-057	VALDEZ ELI ERNESTO	<a href="#">20190130:03620</a>	1/30/2019	NS	250	0.14	2601 HAYWORTH AVE	Home	1056	
139-17-710-058	DURETTE JOE BRETT	<a href="#">20210823:00182</a>	8/23/2021	JT	250	0.14	2515 HAYWORTH AVE	Home	1056	
139-17-710-061	JOHNSON NANCY MCELWEE TRUST	<a href="#">20210302:02084</a>	3/2/2021	NS	250	0.14	2501 HAYWORTH AVE	Home	1056	
139-17-710-062	ACOSTA VALDEZ TRUST ETAL	<a href="#">20230327:00769</a>	3/27/2023	NS	250	0.14	2415 HAYWORTH AVE	Home	1120	
139-17-710-065	DEGRADO SHERYN	<a href="#">20151009:03052</a>	10/9/2015	JT	250	0.16	2401 HAYWORTH AVE	Vacant Land		
Sommer Ct										
139-17-710-055	GARCIA WALLY A	<a href="#">20210120:02310</a>	1/20/2021	NS	250	0.15	2617 SOMMER CT	Home	1120	
139-17-710-054	SALGADO-GUTIERREZ GRACIELA	<a href="#">20211208:02573</a>	12/8/2021	NS	250	0.14	2621 SOMMER CT	Home	1056	
139-17-710-053	SOMMER STREET TRUST	<a href="#">20110715:02076</a>	7/15/2011	NS	250	0.16	2625 SOMMER CT	Home	1120	
139-17-710-052	CHAU WING HON	<a href="#">20171019:02416</a>	10/19/2017	JT	250	0.29	2629 SOMMER CT	Home	1120	
139-17-710-051	HAJDAR JOHN & EMESE	<a href="#">20211130:00355</a>	11/30/2021	JT	250	0.25	2624 SOMMER CT	Home	1056	
139-17-710-050	MU-RA L L C	<a href="#">20150515:01515</a>	5/15/2015	NS	250	0.14	2620 SOMMER CT	Home	No Sqft listed	
139-17-710-049	MONGER FRANCES	<a href="#">20010228:01499</a>	2/28/2001	NS	250	0.14	2616 SOMMER CT	Home	1120	
Stanton Dr										
139-17-710-048	KAWAMURA T TED	<a href="#">19930527:00650</a>	5/27/1993	NS	250	0.14	2617 STANTON DR	Vacant Land		
Chamberlain Ln										
139-17-710-028	TAVORI SHIMSHON	<a href="#">20110503:00231</a>	5/3/2011	NS	250	0.16	2717 CHAMBERLAIN LN	Vacant Land		
Properties researched via Clark County Recorder's GIS Site- <a href="https://maps.clarkcountynv.gov/ow/?@776136,26777839,6">https://maps.clarkcountynv.gov/ow/?@776136,26777839,6</a>										
Square footage researched via Clark County Assessor Site- <a href="https://www.clarkcountynv.gov/government/assessor/property_search/real_property_records.php">https://www.clarkcountynv.gov/government/assessor/property_search/real_property_records.php</a>										
Vacant Land/Home Determination based off aerial photos from Recorder's Site										