

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Denis Cederburg, Director of Public Works

Recommendation:

Approve and authorize the exchange of County-owned property identified as Assessor's Parcel Number 162-27-199-018 for a portion of Assessor's Parcel Number 162-27-101-007 needed for the widening and realignment of Palo Verde Road and Van Buskirk-Paradise Detention Basin project; approve the appraisals by Matthew J. Lubawy, MAI; approve, adopt, and authorize the Chair to sign a resolution to exchange County property between Clark County and Zimmerman IV, LLC, a Nevada Limited Liability Company and that such exchange is in the best interests of Clark County and its citizens; and authorize the County Manager or his designee to sign escrow documents to complete the transaction. (For possible action)

FISCAL IMPACT:

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|----------------------|--|-------------------|----------------------------|
| Fund #: | 4180.001 | Fund Name: | MTP Rm Tax/Resort Corridor |
| Fund Center: | 1260110001 | Funded PGM/Grant: | PW.S160824 |
| Amount: | \$118,781 | | |
| Description: | Palo Verde Road and Van Buskirk-Paradise Detention Basin | | |
| Additional Comments: | N/A | | |

BACKGROUND:

Assessor's Parcel Number 162-27-199-018 was acquired to construct Palo Verde Road; said parcel consisting of approximately 746 square feet has been determined as surplus property.

Plans to realign and widen Palo Verde Road and Van Buskirk-Paradise Detention Basin are in progress; to accommodate the improvements, it is necessary to acquire a portion of Assessor's Parcel Number 162-27-101-007 consisting of approximately 1,011 square feet.

Clark County Department of Public Works proposed an exchange of the County's surplus property on Palo Verde Road to Zimmerman IV, LLC in exchange for Zimmerman IV, LLC's portion of Assessor's Parcel Number 162-27-101-007 consisting of approximately 1,011 square feet. Pursuant to Nevada Revised Statute 244.276, the County may, by resolution, exchange property for the purposes of widening, change, and realigning right-of-way roadways should the exchange of property be in the best interest of the County.

The surplus property is valued at \$73,900, whereas, the value of the owner's property is valued at \$118,781 which includes a temporary construction easement. The owner has agreed to convey his property to the County for \$118,781, and acquire the County's surplus property. The owner is also releasing the County from all claims for severance damage, court costs, and interest that might be incurred if the County had to condemn the needed parcel. The exchange eliminates potential damage claims and litigation associated with acquisitions.

The District Attorney's Office has reviewed and approved the resolution as to form.

Cleared for Agenda

02/03/2026

File ID#

26-1148

