

# CLARK COUNTY BOARD OF COMMISSIONERS

## AGENDA ITEM

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**Petitioner:** Denis Cederburg, Director of Public Works

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**Recommendation:**

**Approve and authorize Lubawy & Associates, Inc. d/b/a Valbridge Property Advisors to perform appraisal services for six Assessor's parcels being considered for rights-of-way for construction of the Harmon Avenue between Maryland Parkway and Boulder Highway project and Sierra Vista Drive between Paradise Road and Maryland Parkway project; and appoint Matthew Lubawy, MAI, to appraise the parcels. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	4180.003 4180.001	Fund Name:	MTP - Non-Resort Corridor (Harmon) MTP - Resort Corridor (Sierra Vista)
Fund Center:	1260110001	Funded PGM/Grant:	PW.N191231 (Harmon) PW.S200303 (Sierra Vista)
Amount:	\$25,250 - Harmon - Maryland to Boulder Hwy \$ 5,000 - Sierra Vista - Paradise to Maryland		
Description:	Harmon - Maryland to Boulder Hwy and Sierra Vista - Paradise to Maryland		
Additional Comments:	Total value for these appraisal services is \$30,250.		

**BACKGROUND:**

Right-of-way engineering for construction of the following projects have identified that partial acquisitions of the Assessor's Parcel Numbers (APN) below may be necessary.

- Harmon Avenue - Maryland Parkway to Boulder Highway  
APN: 162-23-310-007 (Shanaco Inc.)  
APN: 162-23-310-008 (Zhang Jun and Ezrol Richard & Sam)  
APN: 162-23-310-010 (CAVA Properties Sub 6, LLC)  
APN: 162-23-310-011 (CAVA Properties Sub 1, LLC)  
APN: 162-23-310-014 (L&L Investment Group, LLC)
- Sierra Vista Drive - Paradise Road to Maryland Parkway  
APN: 162-15-103-002 (Wilmar Family L.P.)

The appraisal reports identified herein will provide information necessary for budgeting and further development of the construction plans as may be required. Rights-of-way shown on the current plans may be modified based upon acquisition costs, construction costs, and revisions to the plans. Once the costs are determined and rights-of-way are finalized, authorization to acquire will be requested from the Board of County Commissioners.

Authorization to appraise the aforementioned Assessor's parcels is now being sought from the Board.

Cleared for Agenda

**05/04/2021**

File ID#

**21-604**