

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Denis Cederburg, Director of Public Works

Recommendation:

Approve and authorize Lubawy & Associates, Inc. d/b/a Valbridge Property Advisors to perform appraisal services for Assessor's Parcel Number 176-25-401-014 being considered for right-of-way for construction of the Cactus Avenue between Verona Wood Street and Valley View Boulevard project, Assessor's Parcel Number 163-19-402-006 being considered for right-of-way for construction of the Tropicana Avenue between Hualapai Way and Fort Apache Road project, and Assessor's Parcel Number 162-27-101-007 for construction of the Tropicana Avenue - University Center Drive Grade Separation project; appoint Matthew Lubawy, MAI, to appraise the parcels; authorize the acquisition of the necessary rights-of-way by negotiation; and authorize the County Manager or his designee to sign pertinent documents to complete the acquisition process. (For possible action)

FISCAL IMPACT:

Fund #:	4990.991	Fund Name:	PW Regional Improvements/RTC
Fund Center:	1260110001	Funded PGM/Grant:	PW.R04147A - Cactus Ave PW. R173FFT - Tropicana Ave PW.R006MFT - Tropicana-UCD
Amount:	\$185,000 - Cactus, Verona Wood St to Valley View Blvd \$160,000 - Tropicana Ave, Hualapai Way to Fort Apache Rd \$120,000 - Tropicana Avenue - University Center Drive Grade Separation		
Description:	Cactus, Verona Wood St to Valley View Blvd Tropicana Ave, Hualapai Way to Fort Apache Rd Tropicana Avenue - University Center Drive Grade Separation		
Additional Comments:	Includes appraisal fee, acquisition, escrow and title fees		

BACKGROUND:

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

1. Cactus Avenue between Verona Wood Street and Valley View Boulevard:
APN: 176-25-401-014 (Brian M. Adams)

2. Tropicana Avenue between Hualapai Way and Fort Apache Road:
APN: 163-19-402-006 (Shahrokh Toranji Trustee of the Shahrokh Toranji 2022 Family Trust, dated 03-22- 2022)

3. Tropicana Avenue-University Center Drive Grade Separation
APN: 162-27-101-007 (Zimmerman IV, LLC)

Cleared for Agenda

01/06/2025

File ID#

25-1737

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.

Authorization to appraise and acquire the aforementioned parcels is now being sought from the Board.