

# CLARK COUNTY BOARD OF COMMISSIONERS AGENDA ITEM

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

**Recommendation:**

**Approve and authorize the acquisition by negotiation of portions of 16 Assessor's Parcels needed for construction of Cactus Avenue between Fort Apache Road and Buffalo Drive, Fort Apache Road between Blue Diamond Road and Warm Springs Road, Jones Boulevard between Tropicana Avenue and Clark County 215 Beltway, and Starr Avenue between Las Vegas Boulevard and Bermuda Road; and authorize the County Manager or her designee to sign future escrow instructions and any pertinent documents necessary to complete the acquisition process. (For possible action)**

**FISCAL IMPACT:**

Fund #:	4990.991	Fund Name:	Public Works Regional Improvements/RTC
Fund Center:	1260110001	Funded PGM/Grant:	PW.R147BFT (Cactus) PW.R113DFT (Fort Apache) PW.R135AB1 (Jones) PW.R245AFT (Starr)
Amount:	\$ 335,500	Cactus - Fort Apache to Buffalo	
	\$1,400,000	Fort Apache - Blue Diamond to Warm Springs	
	\$ 470,000	Jones - Tropicana to CC215 Beltway	
	\$ 250,000	Starr - Las Vegas Blvd to Bermuda	
	\$ 48,700	Escrow and title fees	
	\$2,504,200	Total	
Description:	Cactus - Fort Apache to Buffalo; Fort Apache - Blue Diamond to Warm Springs; Jones - Tropicana to CC215 Beltway; and Starr - Las Vegas Blvd to Bermuda		
Additional Comments:	Estimated \$2,455,500 for acquisition costs and \$48,700 for escrow and title fees		

**BACKGROUND:**

On October 20, 2020, the Board of County Commissioners appointed Lubawy & Associates, Inc. d/b/a Valbridge Property Advisors to appraise and fix the value of portions of the following 16 Assessor's Parcels for consideration of rights-of-way needed for the construction of Cactus Avenue between Fort Apache Road and Buffalo Drive; Fort Apache Road between Blue Diamond Road and Warm Springs Road; Jones Boulevard between Tropicana Avenue and Clark County 215 Beltway; and Starr Avenue between Las Vegas Boulevard and Bermuda Road. Based upon review of the appraisal reports, it was determined that the appraised values are reasonable and within the four (4) projects budget.

- (1) Cactus Avenue - Fort Apache Road to Buffalo Drive:

APN 176-33-501-003  
APN 176-33-501-004

Wattoo Family Limited Partnership  
Christopher J. & AraLee T. Stimson Family Trust

Cleared for Agenda

**06/15/2021**

File ID#

**21-836**

(2) Fort Apache Road - Blue Diamond Road to Warm Springs Road:

APN 176-18-601-003	Wigwam Seniors LLC
APN 176-18-717-102	Stonegate SW Homeowners Association
APNs 176-19-501-007 & 176-19-501-025	Fort Apache, LTD
APNs 176-19-601-008 & 176-19-601-009	Rad-Far, LTD
APN 176-20-101-001	The Diana Lee Robertson Epstein Family Trust
APN 176-20-201-001	The Moradi Hakimian Revocable Living Trust

(3) Jones Boulevard - Tropicana Avenue to Clark County 215 Beltway:

APN 163-35-501-040	Wilensky Family L.P.
APN 163-36-101-003	Donald Dombrowski/The Evelyn Kitt Revocable Trust
APN 163-36-101-005	Zephyrene C. Villaluz & Cynthia Villaluz
APN 163-36-401-007	Laura E. Atias
APN 163-36-401-013	Jones Sunset LLC

(4) Starr Avenue - Las Vegas Boulevard to Bermuda Road:

APN 177-33-801-016	Remington UTE LLC
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Authorization to initiate negotiations to acquire the aforementioned Assessor's Parcels is now being sought from the Board.