

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **22**

SUBJECT:

Condemnation of real property for the North 5th Street Project, Owens Avenue to Cheyenne Avenue, APN 139-23-401-002 & 003; property is owned by Eleventh NCS Realty Company and 7-11, Inc.

REQUESTED BY:

Dr. Qiong Liu, P.E., P.T.O.E., Director of Public Works

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that the City Council 1) approve the condemnation of real property needed for the North 5th Street Project; 2) authorize the City Attorney to initiate a formal complaint in Clark County District Court for property needed for this project.

FISCAL IMPACT: Regional Transportation Commission Funds
AMOUNT: \$1,450,000 plus attorney fees

ACCOUNT NUMBERS:
473-290312-450510

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City of North Las Vegas Public Works Department is in the process of acquiring the right of way for the North 5th Street Project. Eleventh NCS Realty Company and 7-11, Inc. are the owners of one of the parcels needed for this project. The parcel is identified as APN 139-23-401-002 & 003, and is located at the northeast corner of Las Vegas Boulevard and North 5th Street. The property is triangular in shape and encompasses approximately .62 acres and has a 2,372 sq. ft. convenience store with gas pumps.

The City retained Matthew Lubawy, MAI to value the property owned by Eleventh NCS Realty Company and 7-11, Inc. Mr. Lubawy appraised the property on March 29, 2007 for a total estimated value of \$1,450,000. An offer was made to the owner on July 16, 2007 by City staff.

(Continued on Page 2)

(AG08.PD08)

LIST CITY COUNCIL GOAL(S):

Planned and Quality Growth
Quality Infrastructure - built and maintained

PREPARED BY

 3/13/08

Dr. Qiong Liu, P.E., P.T.O.E.
Director of Public Works

**RESPECTFULLY
SUBMITTED:**



Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

April 2, 2008

STAFF COMMENTS AND BACKGROUND INFORMATION: (Continued)

To date the owner has not provided any information and has not responded to the City's offer.

Due to project scheduling and construction, it is necessary to proceed with condemnation in order to get a right of entry to allow the project to go forward. Negotiations with the owner will continue in the interim in hopes of settling the matter prior to court action.

Funds for the acquisition of this parcel will be provided by the Regional Transportation Commission.

Notice of this Council action on this item as required in NRS 241.034 will be provided to the owner and a copy of such notice will be filed with the City Clerk prior to Council action.

(AG08.PD08)

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

— PARCEL BOUNDARY 001
 - - - SUBD BOUNDARY 1.00
 - - - ROAD EASEMENT 202
 - - - PM/LD BOUNDARY PB 23-45
 - - - NON-PARCEL LOT LINE 5
 - - - MATCH LINE / LEADER LINE 5
 - - - ROAD ID NUMBER GL5

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E S 2 SW 4 139-23-4

001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 PB 23-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 GL5 GOV. LOT NUMBER

Scale: 1"=200' Rev: 02/05/03

