

BOARD OF REGENTS
BRIEFING PAPER

- 1. Agenda Item Title:** Clark County Land Dedication for Tropicana Avenue Project at UNLV Paradise Campus
Meeting Date: March 6-7, 2014

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

UNLV would like to request approval of two land dedications to Clark County totaling 2,457 gross square feet for construction of a bus turnout (1,538 gross square feet) and right turn lane extension at Bock Street (919 gross square feet), located along Tropicana Avenue on the north side at the UNLV Paradise Campus (please see attached map for reference). A land dedication is a full conveyance of the real property to Clark County. All improvements associated with this project will be paid by funding procured by Clark County.

As a part of the discussion with Clark County on the construction of the bus turnout noted above, Clark County agreed to extend the right turn in front of the Paradise Campus to Bock Street (which was not their original plan). This lane extension provides a significant value to the Paradise Campus as there is a primary entrance to the Paradise Campus from Bock Street. It also helps to address a safety issue for UNLV in accessing the Paradise Campus, as well as for all vehicles on Tropicana Avenue, since the current right lane on Tropicana ends in a merge halfway between Swenson and Bock Street, which is one of the entry/exit points to the Paradise Campus.

In addition to the lane extension noted above, the bus turnout would also be valuable to the UNLV Paradise Campus as it allows improved mass transit access to the campus.

UNLV will lose approximately 10 parking spaces with the addition of the bus turnout; however, there is adequate parking to the south of the existing Paradise Campus facilities which will be much more accessible as a result of the right turn lane extension noted above.

These initiatives by Clark County are part of a larger road construction project to create a dedicated right turn lane to the west of the Paradise Campus for northbound traffic on Swenson at Tropicana Avenue utilizing the existing right of way that was granted to the county by the Board of Regents as a part of the land exchange in October 2008 between Clark County and the Board of Regents on behalf of UNLV for the Paradise Campus. The addition of this dedicated right turn lane on Swenson to Tropicana is expected to create increased traffic on Tropicana in front of the Paradise Campus which increases the need for the additional safety issues noted above.

Vacant land values in the surrounding area are estimated to average \$14 per square foot; therefore, the land value associated with the 919 gross square foot dedication for the Bock Street lane extension is approximately \$12,900 and the estimated value of the 1,538 gross square feet of land that will accommodate construction of the bus turnout is estimated to be \$21,500. Total approximate value of the 2,457 gross square feet of land that UNLV will dedicate to Clark County is estimated to be \$34,400. The improvement cost of just the Tropicana Avenue lane widening to create a right-turn only onto Bock Drive (estimated to be \$188,000 to be paid by Clark County) outside of the cost of improvements related to the bus turnout is equal to or exceeds the value of the land noted above.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV President Don Snyder is requesting board approval of two land dedications to Clark County totaling 2,457 gross square feet for construction of a bus turnout (1,538 gross square feet) and right turn lane extension (919 gross square feet) located at the UNLV Paradise Campus. UNLV also requests that the Chancellor be granted authority to execute any ancillary documents, including but not limited to, all required agreements, conveyances, easements and rights-of-way, deemed necessary and appropriate to implement the project with approval from the Vice Chancellor for Legal Affairs.

4. IMPETUS (WHY NOW?):

Clark County has procured funding to complete the roadway improvements and developed design documents for the improvements. These improvements include the creation of a dedicated right turn west of the Paradise Campus on Swenson.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- UNLV will dedicate the 2,457 gross square feet of land to Clark County in exchange for construction of needed road, access, and landscape improvements that will benefit the Paradise Campus.
- UNLV will receive the benefit of additional and safer vehicle and transit access to the Paradise Campus.
- UNLV will receive the benefit of the right lane extension from its current location in front of the Paradise Campus to Bock Street which is a primary entrance to the Paradise Campus.
- Value of land dedicated by UNLV to Clark County is estimated to be \$34,400 and the County will make all improvements. The value of the improvements is equal to or exceeds the value of the land.
- Clark County will provide all funding for construction of the improvements.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- UNLV will lose approximately 10 parking spaces or approximately .04 acres in the parking lot to the north of the Paradise Campus along the southern edge of Tropicana.

7. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

- Decline to grant land dedication/easement and don't receive benefit of the bus turnout or the Bock Street right turn lane extension.

8. COMPLIANCE WITH BOARD POLICY:

- Consistent With Current Board Policy: Title #4 Chapter # 10 Section #1-9a
- Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____
- Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____
- Other:_____
- Fiscal Impact: Yes No
- Explain: UNLV will not incur any costs relating to construction of these improvements as Clark County will be responsible for all costs associated with the project. Value of the land UNLV will dedicate to Clark County is estimated to be \$34,400 whereas the value of the improvements is equal to or exceeds the value of the land.

APN: 162-27-501-002
DEDICATION DEED

**WHEN RECORDED PLEASE RETURN TO
AND MAIL TAX STATEMENTS TO:**

Clark County Department of Public Works
Attention: Pamela Wyatt, Right-of-Way
500 S. Grand Central Parkway, Suite #2001
Las Vegas, Nevada 89106

DEDICATION DEED

THIS INDENTURE WITNESSETH: That the **Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas**, (“Grantor”), its successors and/or assigns, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Convey, and Dedicate to the **COUNTY OF CLARK, a political subdivision of the State of Nevada** (“Grantee”), its successors and/or assigns, all that real property situated within the County of Clark, State of Nevada, bounded and described as follows:

Grantor does hereby dedicate to Grantee, its successors and/or assigns, property legally described in Exhibit “A” (“Real Property”), attached hereto and by this reference made a part hereof for the purpose of constructing and maintaining bus stop facilities and right-of-way (“Improvements”). Any substantial modification to the Improvements shall be coordinated with Grantor.

PORTION OF ASSESSOR’S PARCEL NO.: 162-27-501-002

Signature of individual reviewing and approving
this document _____
Department _____ Date _____

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

If the Grantee, or its successors and/or assigns, fails to commence construction of proposed Improvements on the Real Property within a period of two (2) years or does not use the Real Property granted herein for a period of five (5) consecutive years from the date of execution of this Dedication Deed, then the Grantee shall reconvey the Real Property to the Grantor at no cost.

*** SEE FOLLOWING PAGE FOR SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT. ***

APN: 162-27-501-002
DEDICATION DEED

EXHIBIT "A"



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 7447
NOVEMBER 15, 2013
BY: TZ
CHK: MSC
PAGE 1 OF 4
PT. APN 162-27-501-002



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHEASTERLY OF TROPICANA AVENUE AND SWENSON STREET FOR RIGHT-OF-WAY DEDICATION PURPOSES.

LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 27, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°28'20" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 141.16 FEET; THENCE SOUTH 00°31'40" EAST DEPARTING SAID NORTH LINE, 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID TROPICANA AVENUE, SAME BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'20" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, 186.85 FEET; THENCE SOUTH 00°37'51" EAST DEPARTING SAID NORTHERLY RIGHT-OF-WAY, 2.54 FEET; THENCE SOUTH 89°22'09" WEST, 14.45 FEET; THENCE SOUTH 75°18'43" WEST, 24.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHWESTERLY, 7.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'41"; THENCE SOUTH 89°19'25" WEST, 16.92 FEET; THENCE SOUTH 00°40'35" EAST, 5.00 FEET; THENCE SOUTH 89°19'25" WEST, 25.00 FEET; THENCE NORTH 64°06'41" WEST, 11.18 FEET; THENCE SOUTH 89°19'25" WEST, 22.95 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 32.00 FEET; THENCE NORTHWESTERLY, 5.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°25'57"; THENCE NORTH 81°14'38" WEST, 14.60 FEET; THENCE NORTH 85°03'13" WEST, 44.77 FEET; THENCE SOUTH 89°13'00" WEST, 18.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 54.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 19°06'14" WEST;

APN: 162-27-501-002
DEDICATION DEED

LEGAL DESCRIPTION CONTINUED
NOVEMBER 15, 2013
W.0.7447
PAGE 2 OF 4
PT. APN 162-27-501-002

EXHIBIT "A"

THENCE NORTHEASTERLY, 17.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°34'33" TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING: 1,538 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 00°36'53" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON AMENDED RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 178 OF SURVEYS, AT PAGE 44.

END OF DESCRIPTION.

G:\7447\LEGALS\162-27-501-002ROW1.DOC
G:\7447\PO5 TROP AND SWENSON\7447TROP SWEN LEGAL.DWG

**APN: 162-27-501-002
DEDICATION DEED**

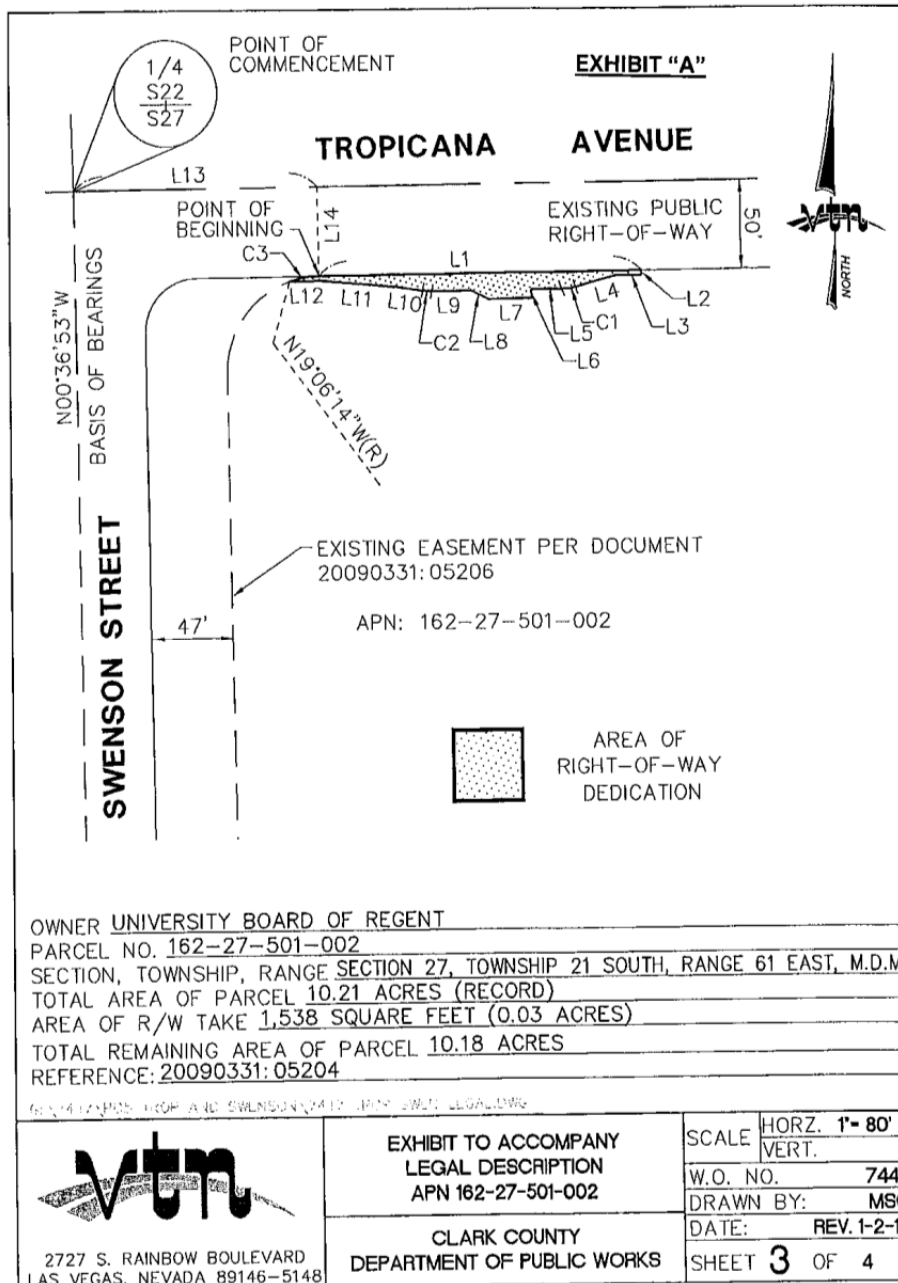



EXHIBIT "A"

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	32.00'	14°00'41"	7.83'	3.93'
C2	32.00'	9°25'57"	5.27'	2.64'
C3	54.00'	18°34'33"	17.51'	8.83'

COURSE TABLE		
NO.	BEARING	LENGTH
L1	N89°28'20"E	186.85'
L2	S0°37'51"E	2.54'
L3	S89°22'09"W	14.45'
L4	S75°18'43"W	24.71'
L5	S89°19'25"W	16.92'
L6	S0°40'35"E	5.00'
L7	S89°19'25"W	25.00'
L8	N64°06'41"W	11.18'
L9	S89°19'25"W	22.95'
L10	N81°14'38"W	14.60'
L11	N85°03'13"W	44.77'
L12	S89°13'00"W	18.81'
L13	N89°28'20"E	141.16'
L14	S0°31'40"E	50.00'

 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION APN 162-27-501-002	SCALE	HORZ. 1" = 80'	
			VERT.	
	CLARK COUNTY DEPARTMENT OF PUBLIC WORKS	W.O. NO.	7447	
		DRAWN BY:	MSC	
	DATE:	REV. 1-2-14		
		SHEET 4 OF 4		

APN: 162-27-501-002
DEDICATION DEED

**WHEN RECORDED PLEASE RETURN TO
AND MAIL TAX STATEMENTS TO:**

Clark County Department of Public Works
Attention: Pamela Wyatt, Right-of-Way
500 S. Grand Central Parkway, Suite #2001
Las Vegas, Nevada 89106

DEDICATION DEED

THIS INDENTURE WITNESSETH: That the **Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas**, (“Grantor”), its successors and/or assigns, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Convey, and Dedicate to the **COUNTY OF CLARK, a political subdivision of the State of Nevada** (“Grantee”), its successors and/or assigns, all that real property situated within the County of Clark, State of Nevada, bounded and described as follows:

Grantor does hereby dedicate to Grantee, its successors and/or assigns, property legally described in Exhibit “A” (“Real Property”), attached hereto and by this reference made a part hereof for the purpose of constructing and maintaining roadway and drainage facilities (“Improvements”). Any substantial modification to the Improvements shall be coordinated with Grantor.

PORTION OF ASSESSOR’S PARCEL NO.: 162-27-501-002

Signature of individual reviewing and approving
this document _____
Department _____ Date _____

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

If the Grantee, or its successors and/or assigns, fails to commence construction of proposed Improvements on the Real Property within a period of two (2) years or does not use the Real Property granted herein for a period of five (5) consecutive years from the date of execution of this Dedication Deed, then the Grantee shall reconvey the Real Property to the Grantor at no cost.

APN: 162-27-501-002
DEDICATION DEED

- Page 2 of 2 -

APN: 162-27-501-002
DEDICATION DEED

EXHIBIT "A"



2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

W.O. 7447
NOVEMBER 15, 2013
BY: TZ
CHK: MSC
PAGE 1 OF 4
PT. APN 162-27-501-002



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF TROPICANA AVENUE AND BOCK STREET FOR RIGHT-OF-WAY DEDICATION PURPOSES.

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 27, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°28'20" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 27, A DISTANCE OF 491.92 FEET; THENCE SOUTH 00°31'40" EAST DEPARTING SAID NORTH LINE, 50.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID TROPICANA AVENUE, SAME BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°28'20" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY, 168.16 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID BOCK STREET; THENCE SOUTH 00°36'53" EAST DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BOCK STREET, 17.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 54°28'12" EAST; THENCE NORTHWESTERLY, 23.12 FEET DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°59'36"; THENCE NORTH 88°31'24" WEST, 107.48 FEET; THENCE SOUTH 03°18'56" WEST, 1.24 FEET; THENCE SOUTH 89°14'26" WEST, 39.59 FEET; THENCE NORTH 00°45'34" WEST, 2.25 FEET; THENCE NORTH 33°18'09" WEST, 2.73 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING: 919 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

APN: 162-27-501-002
DEDICATION DEED

LEGAL DESCRIPTION CONTINUED
NOVEMBER 15, 2013
W.0.7447
PAGE 2 OF 4
PT. APN 162-27-501-002

EXHIBIT "A"

BASIS OF BEARINGS

NORTH 00°36'53" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON AMENDED RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 176 OF SURVEYS, AT PAGE 44.

END OF DESCRIPTION.

G:\7447\LEGALS\162-27-501-002ROW2.DOC
G:\7447\PO5 TROP AND SWENSON\7447TROP SWEN LEGAL.DWG

APN: 162-27-501-002
 DEDICATION DEED

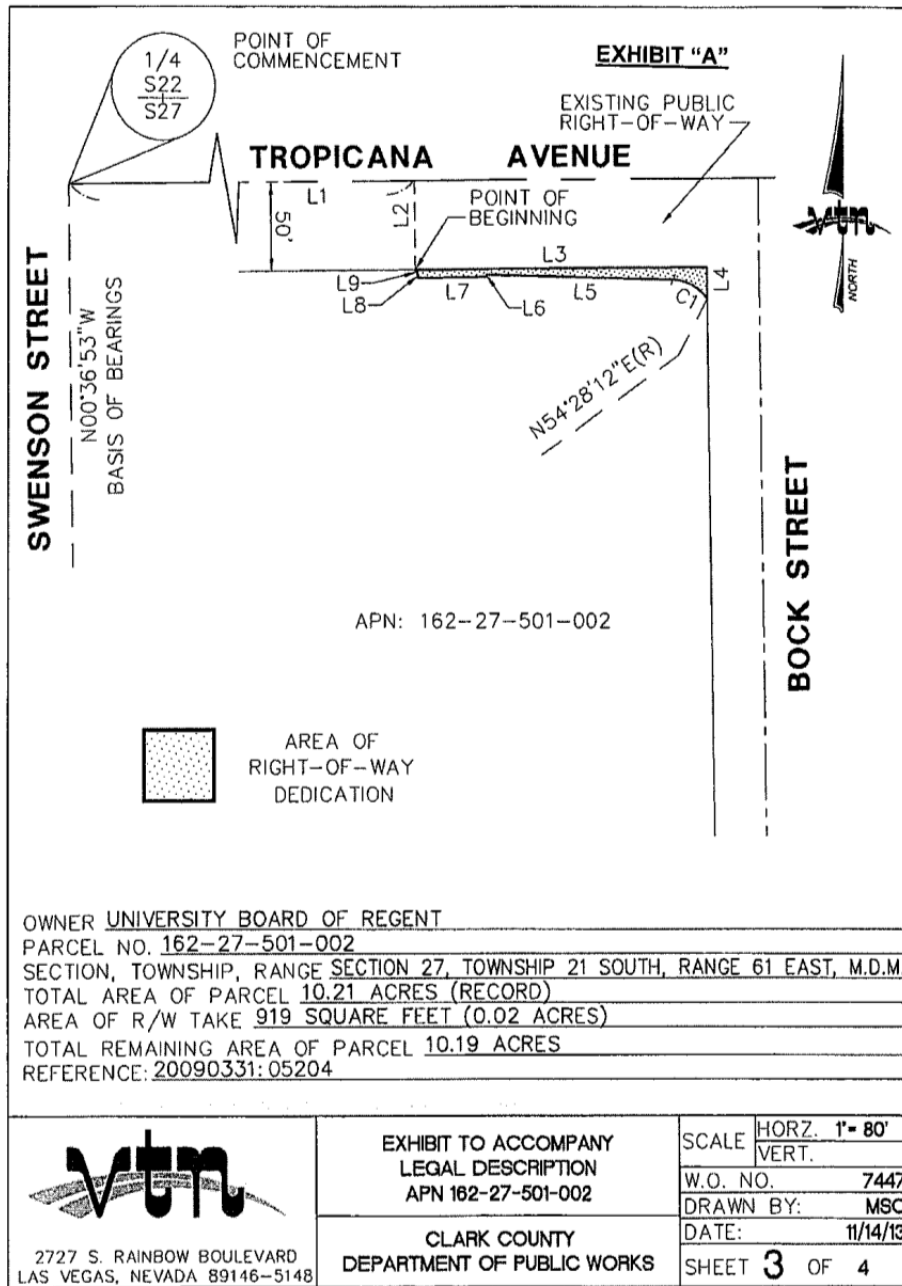



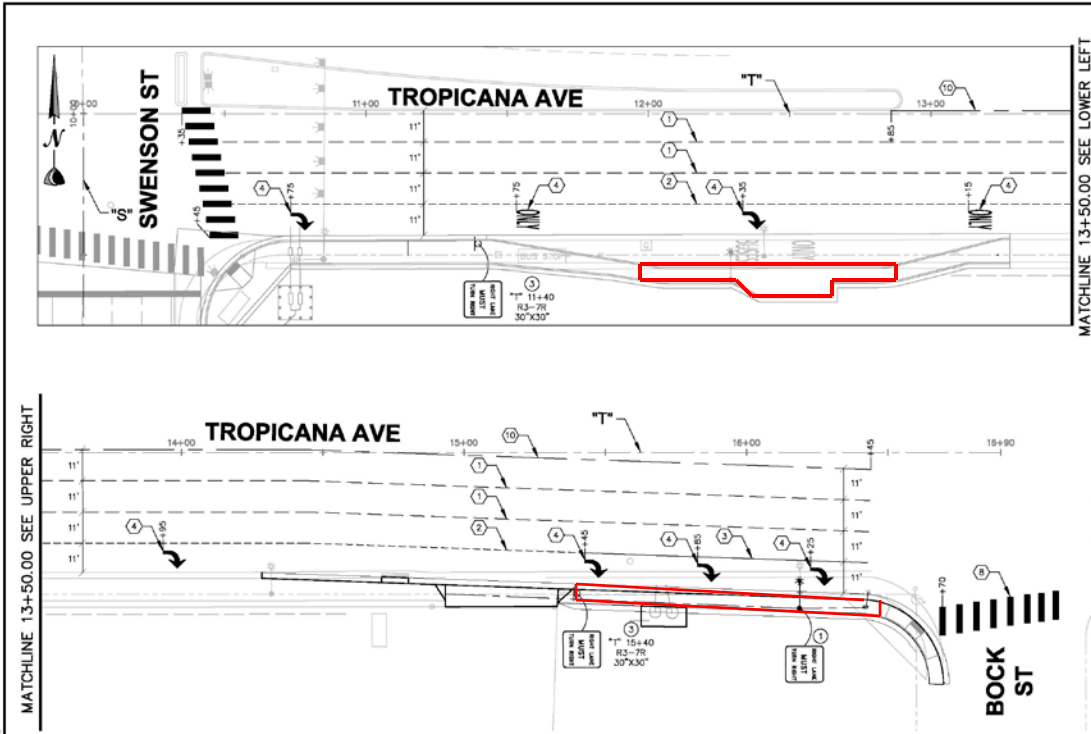
EXHIBIT "A"

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	25.00'	52°59'36"	23.12'	12.46'

COURSE TABLE		
NO.	BEARING	LENGTH
L1	N89°28'20"E	491.92'
L2	S0°31'40"E	50.00'
L3	N89°28'20"E	168.16'
L4	S0°36'53"E	17.55'
L5	N88°31'24"W	107.48'
L6	S3°18'56"W	1.24'
L7	S89°14'26"W	39.59'
L8	N0°45'34"W	2.25'
L9	N33°18'09"W	2.73'

 2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION APN 162-27-501-002	SCALE	HORZ. 1"= 80'	
			VERT.	
	CLARK COUNTY DEPARTMENT OF PUBLIC WORKS	W.O. NO.	7447	
		DRAWN BY:	MSC	
		DATE:	11/14/13	
		SHEET	4 OF 4	

**Clark County Land Dedication Locations
Tropicana Avenue and Swenson Street Road Improvement Project
UNLV Paradise Campus**



**Bus Turnout Land Dedication Area
1,538 Square Feet**

**Bock Street Right Turn Lane Extension
919 Square Feet**

STRIPING NOTES

- ① INSTALL TYPE 4 LANE LINE DELINEATION PER USDOCCA 244.1 (RPM).
- ② INSTALL DROP LANE LINE DELINEATION PER USDOCCA 246.6 (RPM).
- ③ INSTALL STORAGE LANE DELINEATION PER USDOCCA 246 (RPM).
- ④ INSTALL "TURN ARROWS" AND/OR "ONLY" PER USDOCCA 246.6 & 246.7 USING WHITE TYPE 2 (PMF).
- ⑤ INSTALL "STRAIGHT ARROWS" PER NDOT STD T-38.1.1 USING WHITE TYPE 2 (PMF).
- ⑥ INSTALL "LEFT/STRAIGHT ARROWS" PER NDOT STD T-38.1.1 USING WHITE TYPE 2 (PMF).
- ⑦ INSTALL 24" WIDE STOP BAR USING WHITE TYPE 2 PER USDOCCA 254 (PMF).
- ⑧ INSTALL 10" WIDE CROSSWALK USING WHITE TYPE 2 PER USD 254 (PMF).
- ⑨ INSTALL "BUSES ONLY" LEGEND USING WHITE TYPE 2 (PMF) PER USD 234.1. HEIGHT OF THE LEGEND SHALL BE 8'.
- ⑩ INSTALL TYPE 2 CENTERLINE DELINEATION PER USDOCCA 244 (RPM).

SIGNING NOTES

- ① EXISTING SIGN(S) TO BE REMOVED AND RESET ON THE PROPOSED STREETLIGHT POLE.
- ② EXISTING SIGN(S) TO BE INSTALLED ON A NEW POST PER USDOCCA 249.1 EXISTING POST TO BE REMOVED AND SALVAGED.
- ③ INSTALL NEW SIGN(S) ON POST PER USDOCCA 249.1.

NOTE:

CONTRACTOR TO REMOVE ALL CONFLICTING STRIPING (NO DIRECT PAYMENT)

REV No	DATE	DESCRIPTION	APPROVED



**ROADWAY IMPROVEMENTS FOR
TROPICANA AVENUE AND BOCK STREET
SIGNING AND MARKING PLAN
CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS**



DESIGNED BY: VV
 DRAWN BY: VV
 CHECKED BY: CA
 DATE: JANUARY 2014
 CA Group, Inc.
 2785 S. RAINBOW BLVD
 LAS VEGAS, NV 89146
 PHONE: (702) 480-1044
 FAX: (702) 685-5947

GRAPHIC SCALE
 20 0 10 20 40
 AND OTHER POWER LINE CONDUIT IS LOCATED
FAST
 Call before you Dig
 1-702-432-5300
 NV ENERGY ENVIRONMENT AND SAFETY SERVICES DEPARTMENT
Call before you Overhead
 1-702-227-2829
Call 811

SCALE:
 HORIZ: 1"=20'
 VERT:
 SHEET No
SM-1
 8 OF 8
 L-xxxx

ROADWAY AND TRAFFIC SIGNAL IMPROVEMENTS - TROPICANA AVENUE AND BOCK STREET