



BOULDER CITY  
CITY COUNCIL

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SHERRI JORGENSEN  
STEVE WALTON



MEETING LOCATION:  
CITY COUNCIL CHAMBER  
401 CALIFORNIA AVENUE  
BOULDER CITY, NV 89005

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CITY MANAGER:  
NED THOMAS, AICP

CITY ATTORNEY:  
BRITTANY LEE WALKER, ESQ

CITY CLERK:  
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:  
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PARKS & RECREATION DIRECTOR:  
JULIE CALLOWAY, CPRP

# City Council Meeting

## May 27, 2025

### Item No. 6

### Staff Report

TO: Ned Thomas, City Manager

FROM: Nakeisha Lyon, City Planner

DATE: May 27, 2025

#### SUBJECT:

For possible action: Matters pertaining to the dedication of Public Rights-of-Way for portions of the Northwest Quarter (NW ¼) of Section 26, Township 23 South, Range 63 East:

A. Resolution No. 7972, a resolution of the City Council of Boulder City, Nevada, approving a Parcel Map dedicating a 30' public right-of-way of the western boundary of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 26, Township 23 South, Range 63 East (PM-24-197)

B. Resolution No. 7973, a resolution of the City Council of Boulder City, Nevada dedicating a portion of the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 26, Township 23 South, Range 63 East, as public right of way

C. Resolution No. 7974, a resolution of the City Council of Boulder City, Nevada dedicating a portion of the North Half (N ½) of the South Half (S ½) the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 26, Township 23 South, Range 63 East, as public right of way

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council approve the resolutions.

#### Overview:

- Recently, the City Council approved the annexation, zoning map amendment, and future land use map amendment of approximately

4.04 acres located west of US-95, south of Spring Canyon Road, east of Droneport Avenue and north of Black Hills Drive.

- The property owners have submitted a parcel map to subdivide the parcel into two lots for the future development of warehouse and office buildings which includes the dedication of a 30' public right-of-way of a portion of the western boundary of the subject property.
- Additionally, the property owners have submitted the dedication of rights-of-way documentation for a 30' public right-of-way to the north, and to the west, both on City property in order to complete the necessary 60' public right-of-way for access to these properties.

Background Information: On September 24, 2024, the City Council approved the annexation of approximately 4.04 acres located west of US-95, south of Spring Canyon Road, east of Droneport Avenue and north of Black Hills Drive as described as N ½, of the SW ¼ of the NE ¼ of the NW ¼ of Section 26, Township 23 South, Range 63 East, M.D.M. (APN 189-26-101-005). On January 28, 2025, the City Council assigned a zoning map designation of CM, Commercial Manufacturing and a master plan future land use designation of MAN, Manufacturing. In March 2025, the property owners submitted a parcel map to subdivide the parcel into two lots. Once subdivided, the property owners plan to construct two buildings, one on each lot, to serve as the warehouse and office spaces for their companies, Core Contracting Group and AMC Concrete Company.

In accordance with Section 11-39-7.B.3 of City Code, all lots created shall have access to a public street meeting the minimum requirements within the Subdivision Regulations Chapter, and any adopted street and improvement standards of the City for right-of-way widths, paving widths, and public improvements. As access is necessary for the future development of the subject property, the property owners are dedicated the necessary public rights-of-way to enable access from Spring Canyon Road.

Initially, the property owners were seeking to coordinate access to the subject property with the City via a 24' width access easement through the City owned property to the north of this subject property. Therefore, per the Annexation Report, the City did not plan to develop, or cause to develop of any public streets. However, since the annexation of this property, another property owner of three adjacent parcels (APNs: 189-26-101-002, 186-26-101-007, and 186-26-201-001) has approached the City in regards to access and utilities to their properties directly to the northwest and southwest of the subject property.

With consideration to this request, and an existing 30' dedicated right-of-way to the west of the City property adjacent to Spring Canyon Road, per the direction of the Public Works Department, the property owners have dedicated the following:

- A 30' public right-of-way which is a portion of the western boundary of their subject property
- A 30' public right-of-way which is a portion of City owned property to the north (APN: 189-26-101-003)

- A 30' public right-of-way which is a portion of City owned property to the west (APN: 189-26-101-004)

This will provide a complete 60' public right-of-way that is necessary for access to these properties. The assigned street name is "Amcore Avenue".

Per the approved Annexation Agreement, any street improvements required must be done at the property owners' expense. These property owners are coordinating to share the cost of the street improvements for this public street to enable access to four properties off of Spring Canyon Road. Once approved by the City Council, staff will have the parcel map and separate new rights-of-way documentation recorded with the County Recorder's Office.

Boulder City Strategic Plan Goal: Goal 5: Maintain Dependable and Reliable Infrastructure

Department Recommendation: The Community Development, on behalf of the Public Works Department, respectfully request that the City Council approve Resolutions No. 7972, 7973 and 7974.

Attachments:

Resolution

Parcel Map

Resolution

Exhibit A

Resolution

Exhibit B