



Department of Real Property Management Acquisition, Design, and Construction Division

500 S Grand Central Pky 4th Fl • P O Box 551825 • Las Vegas NV 89155-1825
(702) 455-4917 • Fax (702) 455-5817

Sandy Norskog, Director • Carel Carter, Manager

June 8, 2005

Sharon DiPinto, Assistant FM, Division of Lands
Bureau of Land Management
4701 N. Torrey Pines Dr.
Las Vegas, NV 89130

R & PP LEASE/PURCHASE APPLICATION

Dear Ms. DiPinto:

Enclosed is Clark County Parks & Community Services application for an R&PP Lease/Lease Purchase, along with our check in the amount of \$100.00 to begin processing. The property, which is located in the vicinity of Rainbow Boulevard & Mountain's Edge Parkway, and is within the following described federal lands:

N1/2, SE 1/4, NE 1/4

The land area being requested within these R&PP Lease/Purchase application's include approximately 20 acres total, more or less, as described on the attached legal descriptions and locator maps.

The requested land area is needed for the planning of a community park and related facilities.

Should you have any questions, please contact me at (702) 455-5289.

Sincerely,

Krynn Williams
Right-of-Way Agent

Enclosures

Cc: Jeff Harris, Parks and Community Service
Mike Land, Property Acquisition Administrator

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
**APPLICATION FOR LAND FOR
RECREATION OR PUBLIC PURPOSES**

(Act of June 14, 1926, as amended; 43 U.S.C. 869; 869-4)

FORM APPROVED
OMB No. 1004-0012
Expires: September 30, 2006

Date	Serial Number (BLM use only)
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Home phone (include area code)

1a. Applicant's name Clark County	b. Address (include zip code) 500 S. Grand Central Pky. Las Vegas, NV 89155	Business phone (include area code) (702) 455-6097
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2. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
N 1/2, SE 1/4, NE 1/4	27	22S	60E	M. D. M.

County of Clark	State of Nevada	Containing (acres) 20
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3a. This application is for: Lease Purchase (If lease, indicate year 2005)

b. Proposed use is Public Recreation Other Public Purposes

4. Describe the proposed use of the land. The description must specifically identify an established or definitely proposed project. Attach a detailed plan and schedule for development, a management plan which includes a description of how any revenues will be used, and any known environmental or cultural concerns specific to the land.

See attached POD and maintenance

5. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.
N.R.S. 244-275 Authority is given at the board of commissioners to lease and/or purchase land for the use of the county.

6. Attach a copy of your authority for filing this application and to perform all acts incident thereto.

7. If land described in this application has not been classified for recreation and/or Public purposes pursuant to the Recreation and Public purposes Act, consider this application as a petition for such classification.

(Continued on page 2)

8. Are all activities, facilities, services, financial aid, or other benefits as a result of your proposed development provided without regard to race, color, religion, national origin, sex, or age? Yes No (If "no," describe the situation or activity and your plans for achieving compliance.)

9. Are all activities, facilities, and services constructed or provided as a result of your proposed development accessible to and usable by persons with disabilities? Yes No (If "no," describe the situation or activity and the reasons for nonaccessibility.)

Applicant's Signature

Brad M. Norko

Date *6/1/05*

Title 18 U.S.C. Section 1001 and Title 43 U.S.C. Section 1212, make it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representation as to any matter within its jurisdiction.

GENERAL INSTRUCTIONS

1. Type or print plainly in ink.
2. Submit application and related plans to the BLM District or Resource Area Office in which the land is located.
3. Study controlling regulations in 43 CFR 2740 (*Sales*) and 43 CFR 2912 (*Leases*).
4. If applicant is non-governmental association or corporation, attach a copy of your charter, articles of incorporation or other creating authority. If this information has been previously filed with any BLM office, refer to previous filing by date, place, and case serial number.
5. If applicant is non-governmental association or corporation, attach a copy of your authority to operate in the State where the lands applied for are located. If previously filed with any BLM office, refer to previous filing by date, place, and case serial number.

SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

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2. If land is surveyed, give complete legal description. If land is unsurveyed, description should be by metes and bounds connected, if feasible, by course and distance with a corner of public land survey. If possible, approximate legal subdivisions of unsurveyed lands should be stated. Acreage applied for **must not exceed** that specified by regulations.
- 3a. Generally, title to lands will not be granted upon initial approval of an application. In order to assure proper development or use plans, the general practice will be to issue a lease or lease with option to purchase after development is essentially completed. In any case, term of lease may not exceed 20 years for non-profit organizations or 25 years for governmental agencies, instrumentalities or political subdivisions.
4. Leases and patents under this act are conditioned upon continuing public enjoyment of the purposes for which the land is classified. The plan of development, use, and maintenance **must** show, at a minimum:
 - a. A need for proposed development by citing population trends, shortage of facilities in area, etc.
 - b. That the land will benefit an existing or definitely proposed public project authorized by proper authority.
 - c. Type and general location of all proposed improvements, including public access (*roads, trails, etc.*). This showing may take the form of inventory lists, maps, plats, drawings, or

Item

- blueprints in any combination available and necessary to describe the finished project. Site designs should be provided for intensive use sites and general information about improvements existing or planned on lands within the overall project.
- d. An estimate of the construction costs, how the proposed project will be financed, including a list of financial sources, and an estimated timetable for actual construction of all improvements and facilities.
 - e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc.
 - f. A specific maintenance plan to include, for example, sewage and garbage disposal, road maintenance, upkeep and repair of grounds and physical facilities, etc.
 - g. Applications for solid waste disposal sites **must** comply with guidelines established by the Environmental Protection Agency (40 CFR 258) and **must** include a detailed physical description of the site including a map, description of ground water situation, soil characteristics and management plan.
6. This may consist of a copy of a delegation of authority, resolution or other evidence of authority from the governing board of the applicant's organization, copy of the by-laws of the organization, or the like.

NOTICE

The Privacy Act of 1974 and the regulation in 43 CFR 2.48 (d) provide that you be furnished the following information in connection with information required by this application for a Land Use Authorization.

AUTHORITY: 43 U.S.C. 869 et seq.; 43 CFR Part 2740

PRINCIPAL PURPOSE: The information is to be used to process your application.

ROUTINE USES: (1) The adjudication of the applicant's request for a Land Use Authorization. (2) Documentation for public information. (3) Transfer to appropriate Federal agencies when concurrence is required prior to granting a right in use of public lands or resources. (4) (5) Information from the record and/or the record will be transferred to appropriate Federal, State, local or foreign agencies, when relevant to civil, criminal or regulatory investigations or prosecutions.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is mandatory for processing of the application. If all the information is not provided, the application may be rejected.

BLM would like you to know that you do not have to respond to this or any other Federal agency-sponsored information collection unless it displays a currently valid OMB control number.

BURDEN HOURS STATEMENT

Public reporting burden for this form is estimated to average 40 hours per response, including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any other aspect of this form to U.S. Department of the Interior, Bureau of Land Management, (1004-0012), Bureau Information Collection Clearance Officer, (WO-630), 1849 C Street N.W., Washington, D.C. 20240.

PAPERWORK REDUCTION ACT STATEMENT

The Paperwork Reduction Act of 1995 requires us to inform you that:

Information is being collected to process your request for Federal lands under the provisions of June 14, 1926 (43 U.S.C. 869 as amended), Recreation and Public Purposes Act.

Information will be used to illustrate whether the applicant meets requirements of regulations found in 43 CFR Subpart 2740.

Response to this request is mandatory, see regulations found in 43 CFR Subpart 2741.4.

EXHIBIT D

LEGAL DESCRIPTION

PARK & MULTI-USE

Those portions of Section 27, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, described as:

**ALL OR PORTIONS OF
APN 176-27-601-011**

**BEING THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 60 EAST,
M.D.M., CLARK COUNTY, NEVADA.**

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(1:1) WHEN MAP REDUCED FROM THIS ORIGINAL

0 50 100 200 300 400 500

MAP LEGEND

AVERAGE
AV. VALUE
45

ASSESSOR'S REPORT - CLARE CO., MI.
M. W. ... Assessor

7225 R601

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

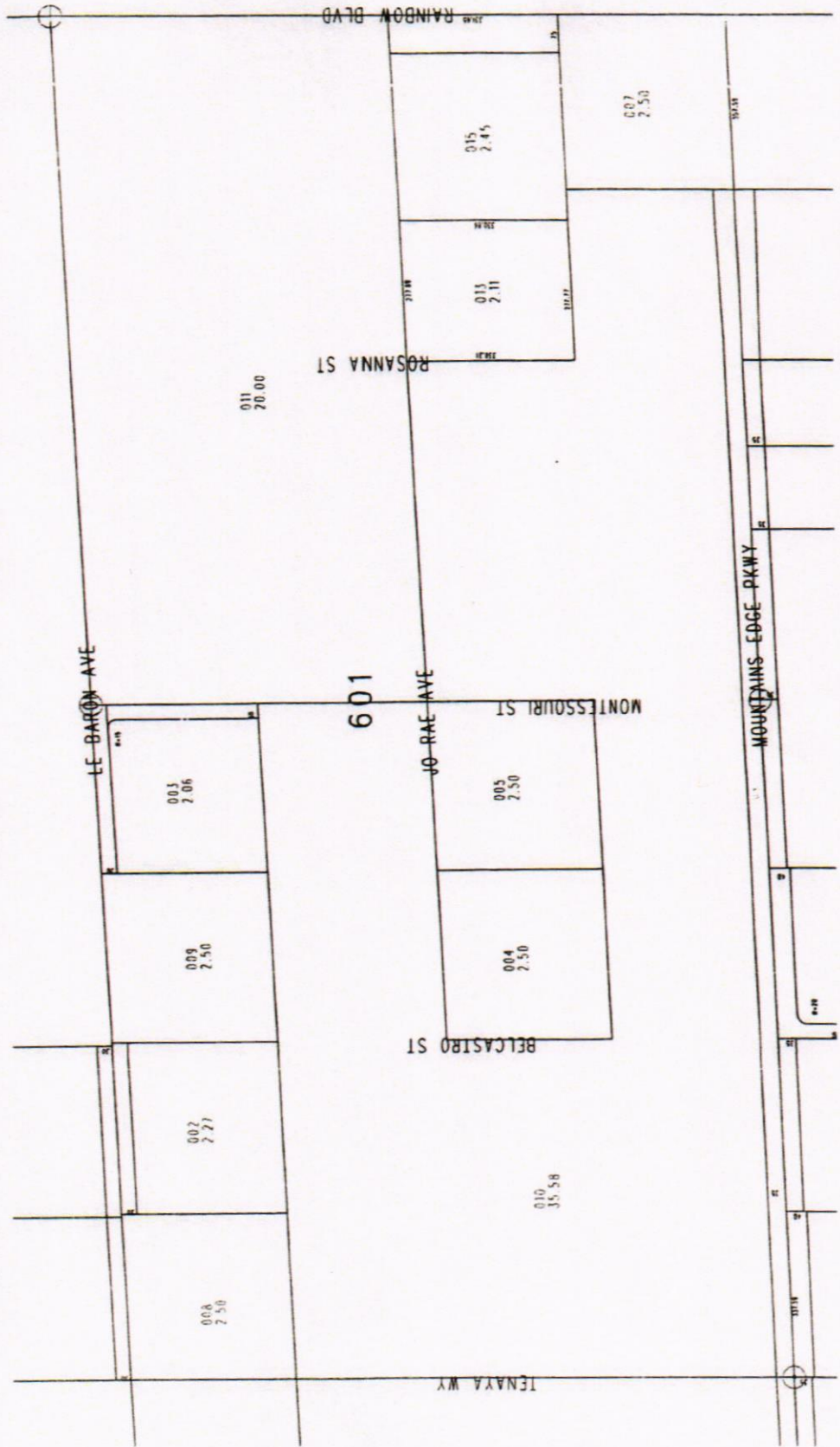
85% BANK 185E
184 183 182
175 176 177
1235 1225 1215

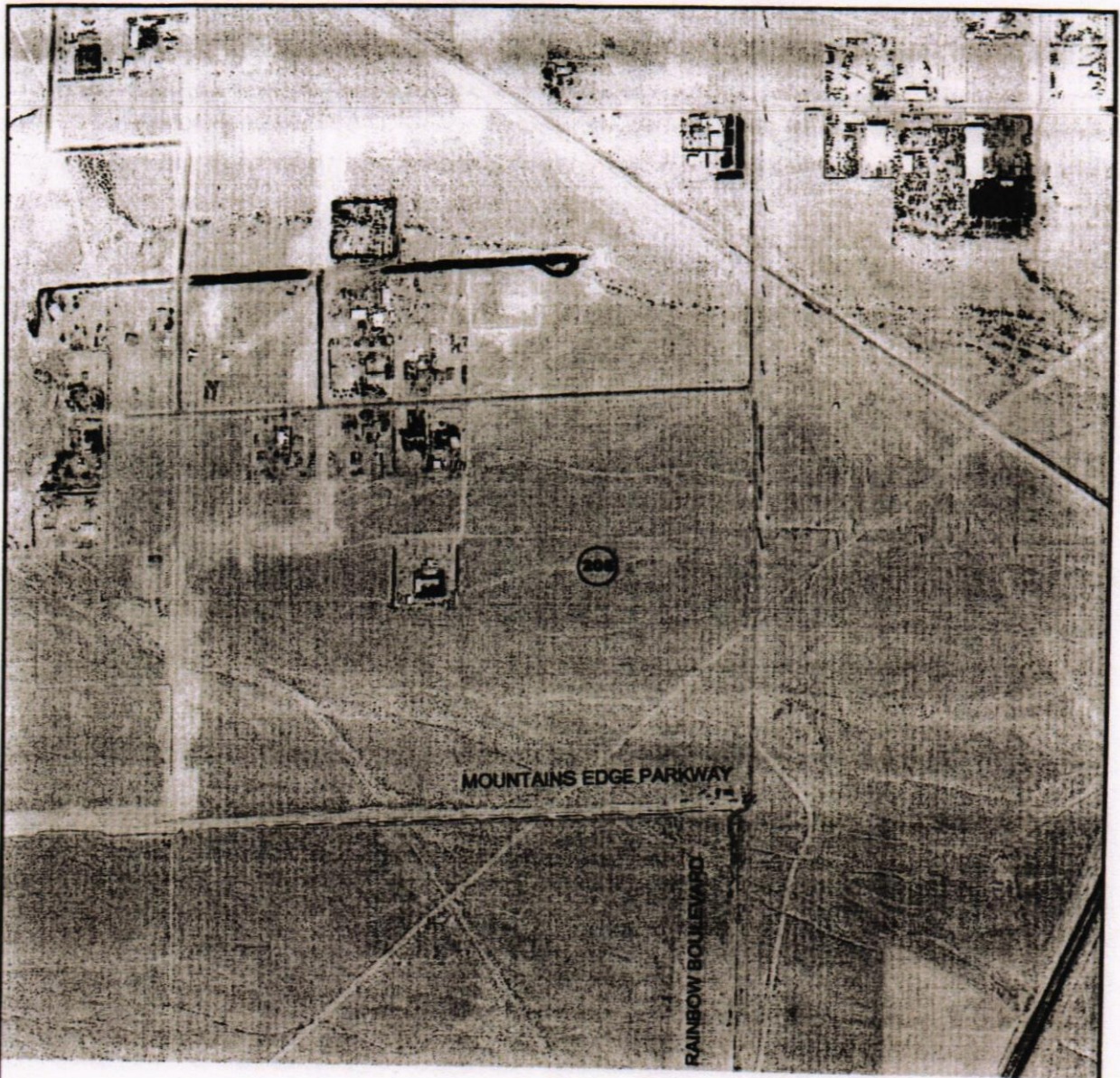
PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PW/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

001
1.00
202
176
177
181
191

PARCEL NUMBER
ACREAGE
PARCEL SUB/SEO NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
COV. LOT NUMBER

Scale: 1" = 200'





AERIAL PHOTOGRAPHY
 SOURCE: CLARK COUNTY GISMO
 FLIGHT DATE: FALL 2003

vtm nevada
 2727 S. RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89146-5148

**MOUNTAIN'S EDGE
 AERIAL PHOTO EXHIBIT**

APN 176-27-601-011

SCALE	HORZ.	1"=800'
	VERT.	
W.O. NO.	5923	
DRAWN BY:	JSR	
DATE:	8/11/04	
SHEET	1	OF 1

JOHN C. FREMONT PARK

DEVELOPMENT, IMPROVEMENT and MAINTENANCE PLAN

1. Description

The proposed improvements to the requested site will be a community park. The requested area encompasses 20 acres located in Section 27, T. 22 S., R. 60 E. within the southwestern portion of the Las Vegas Valley. The park is located within the Mountains Edge Development. The site slopes generally from the west to east and is covered with sparse desert vegetation.

The proposed facilities will be developed with the following amenities: tot lot area, sand volleyball court, two basketball courts, ten shade ramadas, two tennis courts, botanical garden and a restroom facility.

2. Statement of Need

In keeping with Clark County's current planning policy, the park facility will help fulfill a portion of the future needs in the southwestern part of the Las Vegas Valley. The recognized shortage of recreational facilities in Clark County is specific in the projected attainment to provide 2.5 acres of park space for each 1,000 persons in the County population. Currently, the County-wide average for developed acreage falls below 1.2 acres per 1,000 population.

The requested site is located within one of the fastest growing residential areas in the Las Vegas Valley. Clark County needs to provide more general park acreage which includes facilities for playgrounds, walking areas, basketball courts, lawn games and family group areas.

Population growth in Clark County over the past year was in excess of 7,000 per month, which makes Clark County one of the fastest growing areas in the United States. If Clark County could construct new parks consistent with the demand relative to the average population growth, new facilities would have to be built at a rate of 150 acres per year.

3. Location

The lands embraced by the proposed park site area to be leased and ultimately purchased by Clark County and are described as follows:

T. 22 S., R. 60 E., MDM
Sec. 27, N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.

4. Agency Support

The Clark County Comprehensive Planning Department has provided concurrence of this application and approval of this application has been received from the Clark County Board of County Commissioners.

5. Description of Proposed Improvements for Development of the Proposed Park

Improvements: design, survey, engineering, plans and specifications for clearing, grading, and construction of the 20-acre facilities, user access, open plan areas, playground, restroom, shade ramadas, picnic areas, walking trails, basketball courts, tennis courts, sand volleyball court, botanical garden and related facilities.

6. Timetable for Development and Cost Estimate for Proposed Neighborhood Park

The plan is to develop the facilities on the 20-acre site within a one-year period. The development is planned to commence in 2011 and be completed in 2012. When sufficient capital improvements are completed, a request to patent the entire site will be forwarded. The proposed cost for development will be approximately as follows:

COST ESTIMATE

	<u>Estimated Cost</u>
Design and construction of facilities described in Paragraph 5.	\$3,687,685.02

7. Maintenance of Park and Facilities

Clark County has the equipment and personnel available to maintain the park. The County will ensure that the park and facilities are maintained in a safe, orderly and efficient manner. Maintenance will be done on a regular basis. Equipment and personnel will also be available should an unexpected event of Nature occur outside of the regular maintenance schedule.

THIS DOCUMENT IS PRINTED IN TWO COLORS. DO NOT ACCEPT UNLESS BLUE AND GREEN ARE PRESENT.



CLARK COUNTY, NEVADA
500 S. GRAND CENTRAL PARKWAY
P.O. BOX 551220
LAS VEGAS, NEVADA 89155-1220

BANK OF AMERICA
NORTH CAROLINA

66-798
531

CHECK NUMBER
718099

NOTICE
CASH WITHIN 90 DAYS

DATE	AMOUNT
06/03/05	*****\$100.00

PAY One hundred and 00/100 Dollars

TO THE ORDER OF
US DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
DIV SUP SVCS
P O BOX 12000
RENO NV 89520

George W. Stevens
George W. Stevens

⑈718099⑈ ⑆053107989⑆ 000480106223⑈ ⑆0000010000⑆



CLARK COUNTY, NEVADA
500 S. GRAND CENTRAL PARKWAY
P.O. BOX 551220
LAS VEGAS, NV 89155-1220

718099

Return Service Requested

US DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
DIV SUP SVCS
P O BOX 12000
RENO NV 89520

REMOVE SIDE EDGES FIRST.
THEN FOLD, CREASE AND TEAR THIS STUB ALONG PERFORATION



SEE REVERSE SIDE FOR
OPENING INSTRUCTIONS

OPENING INSTRUCTIONS

8966-6254-4227 Pkt. Nos. SecureSeal® 5, 018, 787, 5, 190, 853; 5, 707, 083
Des. 354, 308, Pressure Seal 4, 928, 875, 4, 918, 126, and other parts - 0821

MOORE SECURITY MARK™ • MOORE SECURITY MARK™ • MOORE

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**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Issue:	Approval of BLM Application - Mountain's Edge	Back-up:
Petitioner:	Patricia D. Marchese, Director, Parks and Community Services Sandy Norskog, Director, Real Property Management	Clerk Ref. #
Recommendation:		
<p>That the Board of County Commissioners approve the acquisition of land for park site, (APN 176-27-601-011), located in the southwest Las Vegas Valley; request that the Director of Real Property Management submit a Recreation and Public Purposes Lease Application to the Bureau of Land Management and sign subsequent associated lease documents, allocate \$100.00 from Park Revenue Management District 4 for processing of Recreation and Public Purpose leases; and authorize the transfer of funds to the Recreation Capital Improvement Fund (Fund No. 411).</p>		

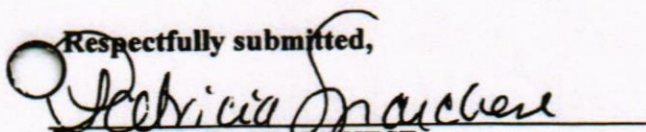
FISCAL IMPACT:

If approved, an allocation of \$100.00, from Fund # 411, will be utilized for the BLM application fee.

BACKGROUND:

The number of park and recreational facilities is extremely limited in the southwest area of the Las Vegas Valley. Staff is working, in conjunction with Mountain's Edge, toward the development of neighborhood parks and facilities. This park site is identified as part of the Mountain's Edge Major Project Development Agreement. Currently, the Department of Parks & Community Services has an interest on this 20-acre site, APN #176-27-601-011, near Rainbow Boulevard & Mountain's Edge Parkway. The Department of Parks & Community Services would like to secure a Recreation & Public Purposes Lease to formalize and secure the land for future park development.

Staff recommends approval of this item.

Respectfully submitted,

 PATRICIA D. MARCHESE
 Director of Parks and Community Services

Cleared for Agenda

5/3/05 *DM*

Agenda Item # 26

BLM.068 – Fremont Park: 20 Acres/ APN 176-27-601-011



S Rainbow Blvd