

City of Las Vegas

REAL ESTATE COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
CITY MANAGER'S CONFERENCE ROOM, EIGHTH FLOOR
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>
MONDAY, APRIL 19, 2004
3:00 P.M.

REAL ESTATE COMMITTEE – COUNCILMAN WEEKLY AND COUNCILWOMAN MONCRIEF

NOTE EITHER OF THE TWO ALTERNATE MEMBERS OF THE REAL ESTATE COMMITTEE MAY SUBSTITUTE FOR A MEMBER OF THE REAL ESTATE COMMITTEE AT ANY TIME.

CALL TO ORDER

ANNOUNCEMENT RE. COMPLIANCE WITH OPEN MEETING LAW

NEW BUSINESS:

1. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 488 acres of land commonly known as APNs 125-01-001-001 and 125-01-701-001 located in the vicinity of Decatur Boulevard and Moccasin Road for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
2. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 10 acres of land commonly known as APN 126-02-101-005 located south of Moccasin Road and west of Puli Drive for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
3. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 8 acres of land commonly known as APNs 126-02-401-002 and 126-02-401-004 located in the vicinity of Iron Mountain Road and Puli Drive for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
4. Discussion and possible action to authorize staff to purchase real property known as APN 139-34-612-026 located on the northeast corner of Carson Avenue and 8th Street from the State of Nevada Department of Conservation and Natural Resources Division of State Lands (\$323,049.80 plus closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)
5. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 10 acres of land commonly known as APN 126-01-801-002 located in the vicinity of Iron Mountain Road and Hualapai Way for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
6. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 15 acres of land commonly known as portions of APNs 126-01-101-010 and 126-01-301-004 located off of Puli Drive between Moccasin Road and Iron Mountain Road for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
7. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 12.5 acres of land commonly known as a portion of APN 126-01-401-003 located in the vicinity of Iron Mountain Road and Puli Drive for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
8. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 5 acres of land commonly known as APN 126-01-501-001 located in the vicinity of Moccasin Road in between Puli Drive and Hualapai Way for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)
9. Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 5 acres of land commonly known as APN 126-01-601-002 located in the vicinity of Moccasin Road and Hualapai Way for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

CITIZENS PARTICIPATION ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES

Facilities are provided throughout City Hall for the convenience of disabled persons Reasonable efforts will be made to assist and accommodate physically handicapped persons If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting

ALL INTERESTED PERSONS ARE INVITED TO ATTEND A tape recording of all the proceedings will be kept on file in the Office of the City Clerk until final disposition is made

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS

City Hall Plaza, Special Outside Posting Bulletin Board, Court Clerk's Office Bulletin Board, City Hall Plaza, Las Vegas Library, 833 Las Vegas Boulevard North, Clark County Government Center, 500 S Grand Central Parkway, Grant Sawyer Building, 555 E. Washington Avenue

99 ✓

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **13th** day of **April, 2004**, a copy of a NOTICE, the attached of which is a true and correct copy of the Public Hearing - re: **Real Estate Committee Meeting** to be held on the **19th** day of **April, 2004**, was deposited in the United States Mail, Postage prepaid, First Class Certified Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

Paula Clark

SIGNATURE

City Clerk

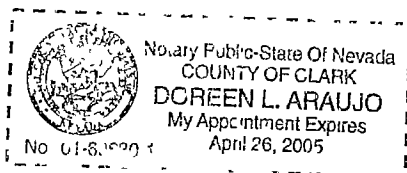
DEPARTMENT

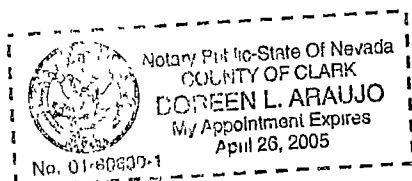
Subscribed and sworn to before me this

15th day of April, 2004

Doreen L. Araujo

NOTARY PUBLIC in and for said County and State







REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE and ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, DEPUTY CITY CLERKS GABRIELA S. PORTILLO-BRENNER and ARLENE COLEMAN.

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:09)

1-1

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 488 acres of land commonly known as APNs 125-01-001-001 and 125-01-701-001 located in the vicinity of Decatur Boulevard and Moccasin Road for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the property is bordered between North Las Vegas and the City at Decatur Boulevard. Some of the property will be used for the outer beltway, which is now called the outer parkway. Staff would like to reserve this property now and decide its use as the parkway plan is developed. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 19, 2004
PUBLIC WORKS

Item 1 - Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 488 acres of land commonly known as APNs 125-01-001-001 and 125-01-701-001 located in the vicinity of Decatur Boulevard and Moccasin Road for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3.11)

1-23

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: June 30, 1996

Date
4-21-04

Serial Number
(BLM use only)

Home phone (include area code)

a. Applicant's name
City of Las Vegas

b. Address (include zip code)
400 E. Stewart Ave.
Las Vegas, NV 89101

Business phone (include area code)
(702) 229-1021

Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
Lots 5-16	1	19S	600E	mount Diablo

County of Clark State of NV Containing (acres) 488

a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☒ Public Recreation ☐ Other Public Purposes

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 Plan of Development

If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.
Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p.1063.

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

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

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

Date

Title 18 U.S.C. Section 1001, makes 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)

- | Item | Item |
|---|---|
| 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. | 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. |
| 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. | 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. |
| 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: | e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc. |
| a. A need for proposed development by citing population trends, shortage of facilities in area, 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. |
| b. That the land will benefit an existing or definitely proposed public project authorized by proper authority. | 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. |
| c. Type and general location of all proposed improvements, including public access (roads trails etc.). This showing may | 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 |

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 60 East,

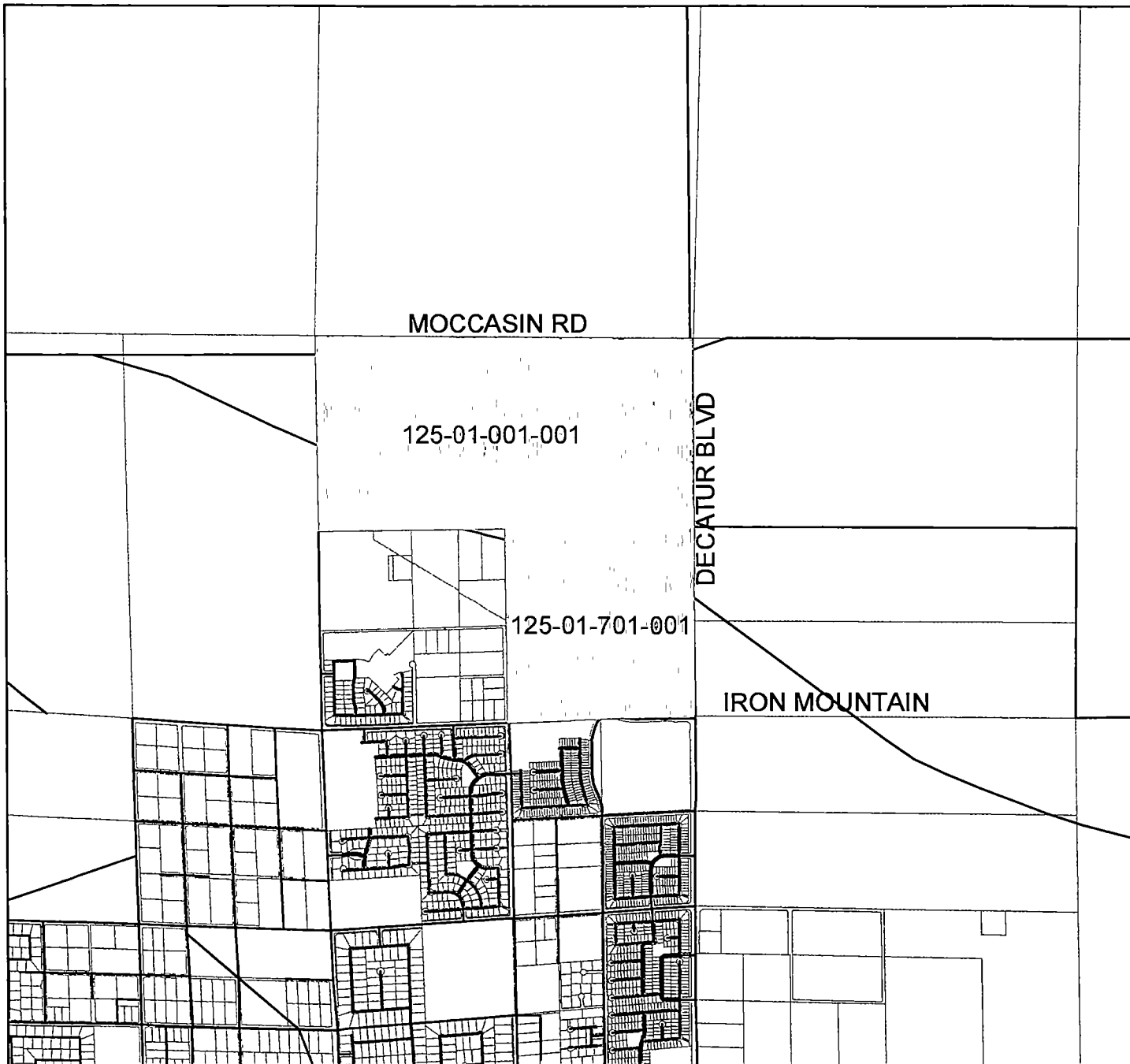
Section : 1

Government Lots: 5-16

Consisting of approximately 488 acres

ATTACHMENT 1

SITE MAP



Site Map

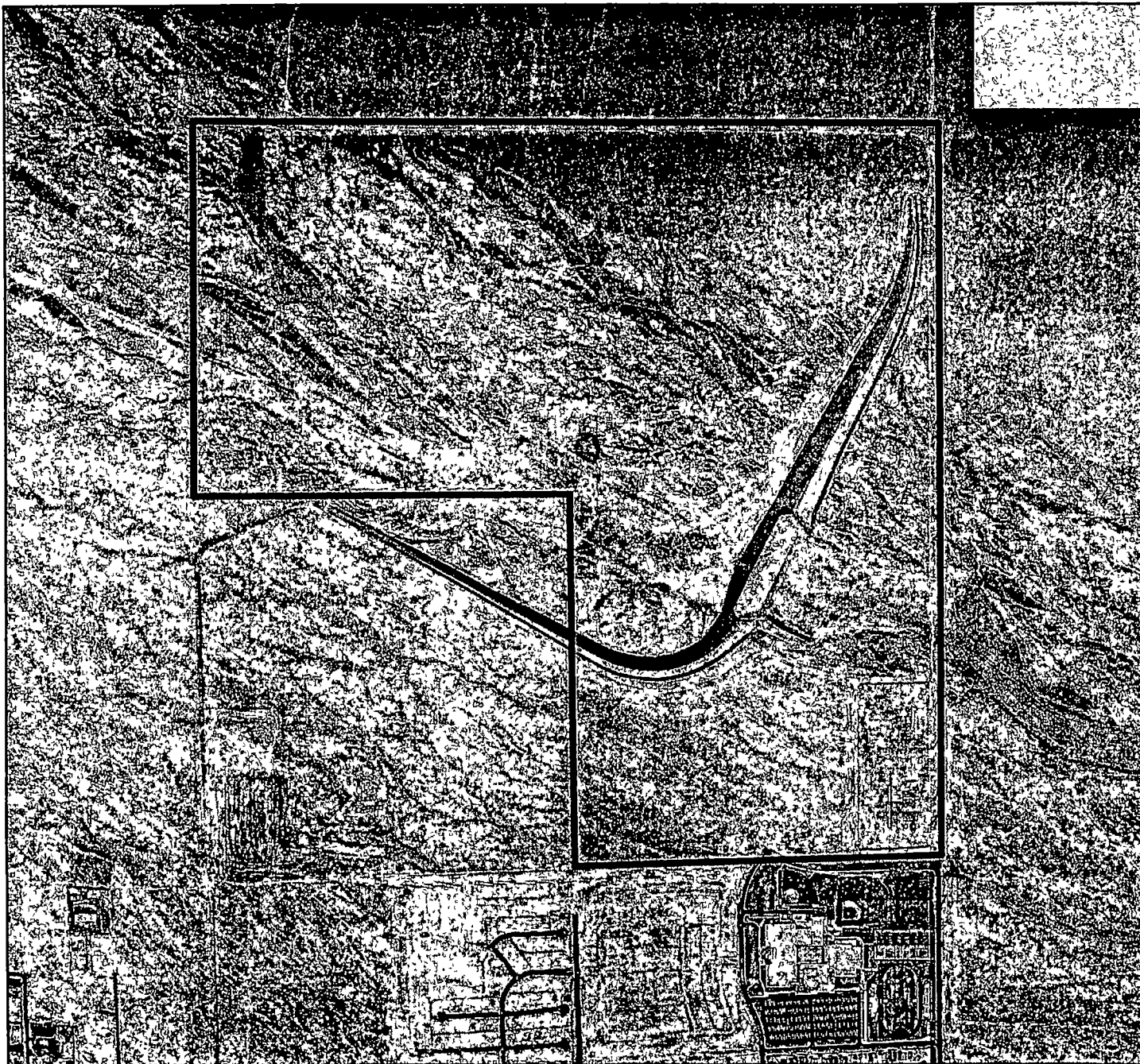
Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004



Site Map Legend

- Street Centerline
- scl_majors
-  City of Las Vegas
-  USA
-  Leased
-  Applied
-  County of Clark

Real Estate & Asset Mgmt



3/8/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase.
A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

As the City of Las Vegas continues to grow, increased demands will be placed upon the City to provide for new parks and recreation facilities for existing and future residents.

It is imperative for the City of Las Vegas to plan, acquire and develop parks and recreational facilities in a timely manner, to ensure that these services will be available when needed. The City intends on phasing its park development as the demand for recreational facilities increases. Due to revenue reform at the state and federal levels and the budget constraints of a growing community, the City finds it necessary to minimize the cost of park site acquisition.

It is intended that this project will provide a location where individual recreational needs will be possible. The park will be geared to all ages and abilities. The facility will include individual group picnic shelters, parking, restrooms, tot lot play area, walking paths, and open spaces.

MANAGEMENT PLAN

The City of Las Vegas Agrees to the following commitments which will be incorporated by reference in the conveyance of the subject land:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modifications by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the land in accordance with the approved program of utilization submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate on all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

FUNDING

It is anticipated the City of Las Vegas will provide for the construction of the facilities with general funds, future park bonds and Residential Construction Impact Fees.

MAINTENANCE

The City of Las Vegas agrees to maintain the Park Site in a satisfactory manner during all phases of development. Funding for maintenance and custodial services shall become a part of the annual operating budgets.

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 10 acres of land commonly known as APN 126-02-101-005 located south of Moccasin Road and west of Puli Drive for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken.
COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

Before considering Item 1, **DAVID ROARK**, Real Estate and Asset Management Division, requested Item Nos. 2, 3, 5, 6, 7, 8, and 9 be stricken.

No one appeared in opposition

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date 4-21-04	Serial Number (BLM use only)
-----------------	---------------------------------

Home phone (include area code)

Business phone (include area code)
(702) 229-1021

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101
--	---

Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
Lots 24 & 29	2	19 S.	59 E	mount Diablo

County of Clark	State of NV	Containing (acres) 10
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a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

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 Plan of Development

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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.)

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(Items not listed are self-explanatory)

Item

Item

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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.
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FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

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Township 19 South, Range 59 East,

Section : 2

Government Lots: 24 & 29

Consisting of approximately 10 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase. A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

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DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

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Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

Before considering Item 1, DAVID ROARK, Manager, Real Estate and Asset Management Division, requested Item Nos. 2, 3, 5, 6, 7, 8, and 9 be stricken.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date 4-21-04	Serial Number (BLM use only)
-----------------	---------------------------------

Home phone (include area code)

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	Business phone (include area code) (702) 229-1021
--	---	--

c. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
1/2 NE 1/4 SW 1/4 SW 1/4, 1/2 NW 1/4 SW 1/4 SW 1/4	2	19 S.	59 E.	mount Diablo

County of Clark	State of NV	Containing (acres) 8
--------------------	----------------	-------------------------

a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

c. 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 Plan of Development

If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.

Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p. 1063.

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

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.

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

Daniel Roark

Date

Title 18 U.S.C. Section 1001, makes 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)

Item

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, etc.) to the land. This description must

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, or of the by-laws of the organization, or

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

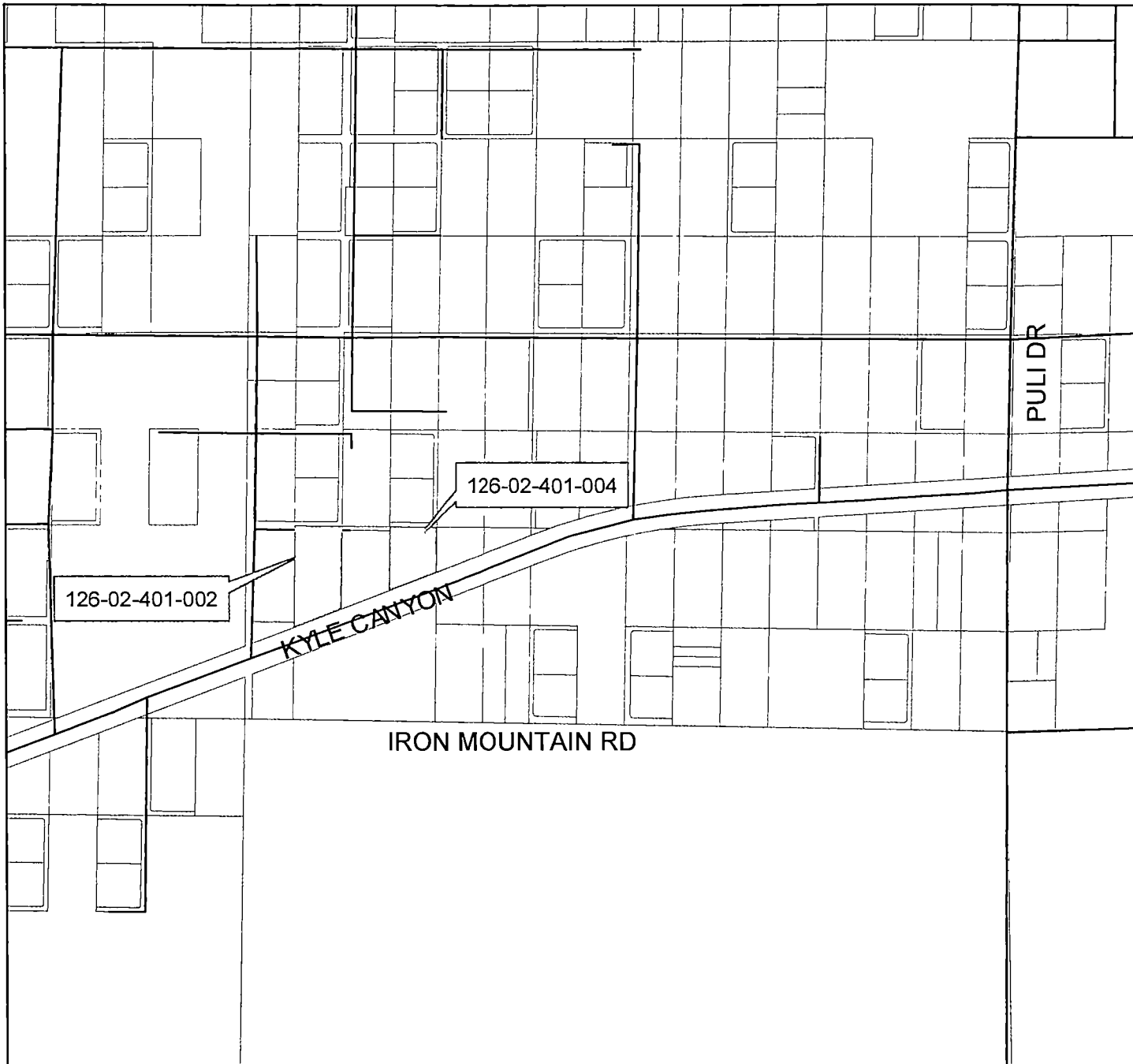
Township 19 South, Range 59 East,
Section : 2

$E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}SW\frac{1}{4}$, $E\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}SW\frac{1}{4}$

Consisting of approximately 8 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase. A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

As the City of Las Vegas continues to grow, increased demands will be placed upon the City to provide for new parks and recreation facilities for existing and future residents.

It is imperative for the City of Las Vegas to plan, acquire and develop parks and recreational facilities in a timely manner, to ensure that these services will be available when needed. The City intends on phasing its park development as the demand for recreational facilities increases. Due to revenue reform at the state and federal levels and the budget constraints of a growing community, the City finds it necessary to minimize the cost of park site acquisition.

It is intended that this project will provide a location where individual recreational needs will be possible. The park will be geared to all ages and abilities. The facility will include individual group picnic shelters, parking, restrooms, tot lot play area, walking paths, and open spaces.

MANAGEMENT PLAN

The City of Las Vegas Agrees to the following commitments which will be incorporated by reference in the conveyance of the subject land:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modifications by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the land in accordance with the approved program of utilization submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate on all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

FUNDING

It is anticipated the City of Las Vegas will provide for the construction of the facilities with general funds, future park bonds and Residential Construction Impact Fees.

MAINTENANCE

The City of Las Vegas agrees to maintain the Park Site in a satisfactory manner during all phases of development. Funding for maintenance and custodial services shall become a part of the annual operating budgets.

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to authorize staff to purchase real property known as APN 139-34-612-026 located on the northeast corner of Carson Avenue and 8th Street from the State of Nevada Department of Conservation and Natural Resources Division of State Lands (\$323,049.80 plus closing costs - City Facilities Capital Project Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** 323,049.80 + closing costs☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☒**Augmentation Required****Funding Source:** City Facilities Capital Project Fund**PURPOSE/BACKGROUND:**

On 3/24/04 PW/REAM was notified of a public auction of the parcel referenced above. This is a vacant parcel of land for sale by the State. The appraisal value is \$323,049.80, including appraisal/publication. Per NRS 277.050, the City can request a direct sale from the State for the appraisal value plus associated cost without having to competitively bid. Permission is requested to go forward with a direct sale of this property.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Notice of Public Auction
2. 4/6/04 Response Letter

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that he received a letter in late March from the State indicating that this property was going to be put up for auction in April.

REAL ESTATE COMMITTEE MEETING OF APRIL 19, 2004
PUBLIC WORKS

Item 4 - Discussion and possible action to authorize staff to purchase real property known as APN 139-34-612-026 located on the northeast corner of Carson Avenue and 8th Street from the State of Nevada Department of Conservation and Natural Resources Division of State Lands (\$323,049 80 plus closing costs - City Facilities Capital Project Fund)

MINUTES – Continued:

MR. ROARK drove by the property and a sign was posted on the property stating that the auction would be held in June. By State law, if a municipality is interested in a property, a letter can be issued to the State requesting a direct sale for the appraisal price in order to avoid the competitive bidding process, which can increase the sale price. MR. ROARK wrote a letter to the State requesting this property not be auctioned in April. Staff recommends proceeding with the direct sale of this property from the State.

COUNCILMAN WEEKLY asked if there is a particular future use for this property. MR. ROARK replied that there is no future use at this time. This property is located in the downtown area within the Entertainment District. There was a welfare building situated on this piece of land but it was demolished. This land has been auctioned twice but has not been sold, and the appraisal price has come down both times. Most of the surrounding property is going for approximately \$35 per square foot, and this property is now valued at \$21 per square foot. MR. ROARK indicated that this property could be used as a tradeoff in the future. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:14)

**NOTICE OF PUBLIC AUCTION SALE
APRIL 21, 2004**

By THE STATE OF NEVADA, DIVISION OF STATE LANDS to be sold at public auction the following:

**A VACANT PARCEL OF LAND
LOCATED ON THE NORTHEAST CORNER OF EIGHTH ST.
AND CARSON AVENUE
LAS VEGAS, CLARK COUNTY, NEVADA
Clark County APN 139-34-612-026**

The auction will be held at the Grant Sawyer Building 555 E. Washington St. Room #4412-E, Las Vegas, Nevada at 1:30 p.m. on April 21, 2004

MINIMUM BID IS \$ 323,049.80 which includes appraisal costs and costs of publication pursuant to NRS 321.335. The buyer will also be responsible for closing costs. A deposit in the amount of **\$ 32,305.00** which is 10% of the minimum bid in the form of a cashier's check or money order made payable to the State of Nevada is required the day of the auction. Cashier's checks must be drawn on an institution authorized to do business in the State of Nevada. Balance of the bid including the closing costs and costs of the appraisal and publication are due and payable to Stewart Title prior to 3:00 p.m. Friday May 21, 2004. The successful bidder's deposit is **non-refundable**. The State Land Registrar reserves the right to reject any and all bids and to cancel the sale in its entirety. Sale information will be posted and updated on the Internet at www.lands.nv.gov.

For more information about this property, the terms of the sale, to view the property, or to receive a bid package contact Division of State Lands, 333 West Nye Lane Room 118, Carson City, NV 89706, telephone 775-687-4364 ext 226 or dottie@lands.nv.gov.



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

April 6, 2004

VIA FACSIMILE @ (775) 687-3783
ORIGINAL TO FOLLOW

Ms. Dorothy Hansen
Land Agent II
State of Nevada
Department of Conservation & Natural Resources
Division of State Lands
333 W. Nye Lane, Room #118
Carson City, NV 89706-0857

Re: Parcel Number 139-34-612-026/Vacant Land

Dear Ms. Hansen:

This letter is to inform you that the City has an interest in purchasing the above referenced parcel through a direct sale process per NRS 277.050. I will be placing an item on our April 21, 2004, City Council agenda requesting permission to proceed with the purchase for the appraised amount, plus other associated cost.

I am in receipt of the complete appraisal report you mailed to me and want to thank you for the prompt response.

If you have any questions, please contact my office at (702) 229-1021.

Sincerely,

A handwritten signature in cursive script that reads "David Roark".

David Roark, Manager
Public Works/Real Estate & Assets

DR:jm

Cc: Steven P. Houchens, Deputy City Manager
Mark Vincent, Finance & Business Services Director
John McNellis, Deputy Public Works Director

hansen

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702 229 6011
TTY 702 386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 10 acres of land commonly known as APN 126-01-801-002 located in the vicinity of Iron Mountain Road and Hualapai Way for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

Before considering Item 1, DAVID ROARK, Manager, Real Estate and Asset Management Division, requested Item Nos. 2, 3, 5, 6, 7, 8, and 9 be stricken.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date 4-21-04	Serial Number (BLM use only)
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Home phone (include area code)

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	Business phone (include area code) (702) 229-1021
---	---	---

Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
N ¹ / ₂ NE ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ S ¹ / ₂ NW ¹ / ₄ SW ¹ / ₄ SE ¹ / ₄ .	1	19S.	60E.	mont Diablo

County of Clark	State of NV	Containing (acres) 10
---------------------------	-----------------------	---------------------------------

1a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

1. 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 Plan of Development

1. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.

Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p.1063.

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

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

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

David H. Hough

Date

Title 18 U.S.C. Section 1001, makes 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)

Item

Item

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.
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 - a. A need for proposed development by citing population trends, shortage of facilities in area, etc.
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 - c. Type and general location of all proposed improvements, including public access (roads, trails, etc.). This showing may be in the form of maps, 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.
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- 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

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 60 East,
Section : 1

$W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$, $E\frac{1}{2}NW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$

Consisting of approximately 10 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase. A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
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- Dumpsite Enclosure
- Landscaping
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- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

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MANAGEMENT PLAN

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1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modifications by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
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4. To secure the approval of the Secretary of the Interior or his delegate on all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

FUNDING

It is anticipated the City of Las Vegas will provide for the construction of the facilities with general funds, future park bonds and Residential Construction Impact Fees.

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 15 acres of land commonly known as portions of APNs 126-01-101-010 and 126-01-301-004 located off of Puli Drive between Moccasin Road and Iron Mountain Road for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken. COUNCILMAN WEEKLY concurred.

MINUTES:

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BUREAU OF LAND MANAGEMENT

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Expires: June 30, 1996

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Home phone (include area code)

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	Business phone (include area code) (702) 229-1021
--	---	--

Give legal description of lands applied for (include metes and bounds description, if necessary)				
SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
1/2 SE 1/4 SW 1/4 NW 1/4, SE 1/4 NW 1/4 SW 1/4	1	19 S.	59 E.	Mount Diablo

County of Clark	State of NV	Containing (acres) 15
--------------------	----------------	--------------------------

a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

c. 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 Plan of Development

If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.
Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p. 1063.

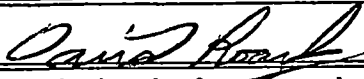
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If land described in this application has not been classified for recreation and/or Public purposes pursuant to the Recreation and Public urposes Act, consider this application as a petition for such classification.

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



Date

Title 18 U.S.C. Section 1001, makes 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*).
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SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

Item

Item

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 be in the form of maps, aerial photographs, or 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

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 59 East,
Section : 1
E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

Consisting of approximately 15 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase.
A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

As the City of Las Vegas continues to grow, increased demands will be placed upon the City to provide for new parks and recreation facilities for existing and future residents.

It is imperative for the City of Las Vegas to plan, acquire and develop parks and recreational facilities in a timely manner, to ensure that these services will be available when needed. The City intends on phasing its park development as the demand for recreational facilities increases. Due to revenue reform at the state and federal levels and the budget constraints of a growing community, the City finds it necessary to minimize the cost of park site acquisition.

It is intended that this project will provide a location where individual recreational needs will be possible. The park will be geared to all ages and abilities. The facility will include individual group picnic shelters, parking, restrooms, tot lot play area, walking paths, and open spaces.

MANAGEMENT PLAN

The City of Las Vegas Agrees to the following commitments which will be incorporated by reference in the conveyance of the subject land:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modifications by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the land in accordance with the approved program of utilization submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate on all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

FUNDING

It is anticipated the City of Las Vegas will provide for the construction of the facilities with general funds, future park bonds and Residential Construction Impact Fees.

MAINTENANCE

The City of Las Vegas agrees to maintain the Park Site in a satisfactory manner during all phases of development. Funding for maintenance and custodial services shall become a part of the annual operating budgets.

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 12.5 acres of land commonly known as a portion of APN 126-01-401-003 located in the vicinity of Iron Mountain Road and Puli Drive for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken.
COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

Before considering Item 1, **DAVID ROARK**, Manager, Real Estate and Asset Management Division, requested Item Nos. 2, 3, 5, 6, 7, 8, and 9 be stricken.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date 4-21-04	Serial Number (BLM use only)
-----------------	---------------------------------

Home phone (include area code)

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	Business phone (include area code) (702) 229-1021
--	---	--

Give legal description of lands applied for (include metes and bounds description, if necessary)				
SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
NW 1/4 SE 1/4 SW 1/4, SW 1/4 SW 1/4 NE 1/4 SW 1/4.	1	19 S.	59 E	Mount Diablo

County of Clark	State of NV	Containing (acres) 12.5
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a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

c. 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 Plan of Development

d. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.
Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p.1063.

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

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

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.)

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Date

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(Items not listed are self-explanatory)

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Item

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APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 59 East,
Section : 1

NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

Consisting of approximately 12.5 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase. A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to apply for a Recreation and Public Purpose Lease from the Bureau of Land Management for 5 acres of land commonly known as APN 126-01-501-001 located in the vicinity of Moccasin Road in between Puli Drive and Hualapai Way for use as a Public Park (\$100 - Public Works/Real Estate/Rental of Land) - Clark County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

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COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date
4-21-04

Serial Number
(BLM use only)

Home phone (include area code)

Business phone (include area code)

a. Applicant's name
City of Las Vegas

b. Address (include zip code)
400 E. Stewart Ave.
Las Vegas, NV 89101

(702) 229-1021

Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
1/2 NW 1/4 NW 1/4 NE 1/4	1	19S.	59E	Mount Diablo

County of Clark State of NV Containing (acres) 5

a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

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.

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Applicant's Signature

David A. Royle

Date

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FOR
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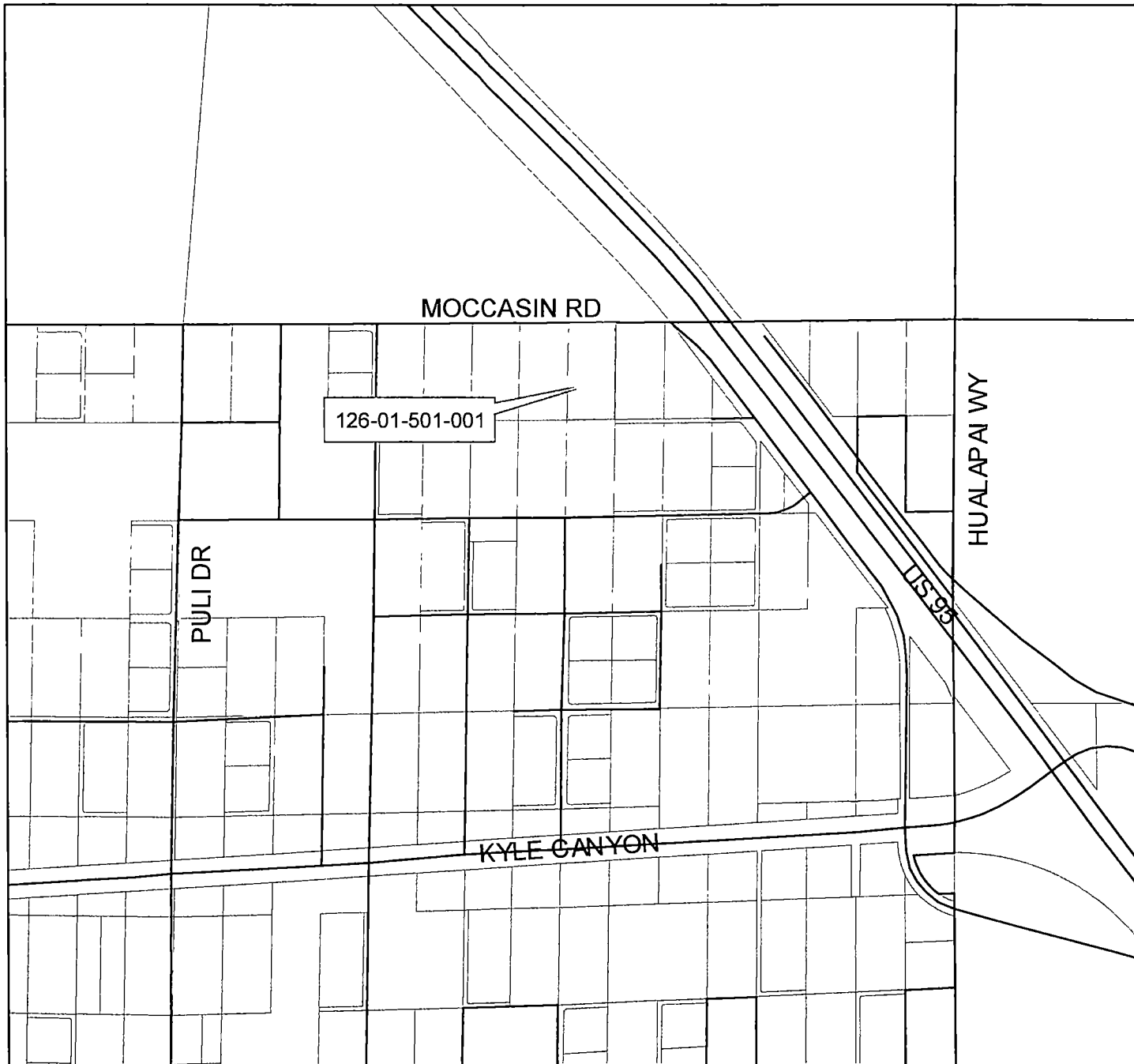
Section : 1

W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$

Consisting of approximately 5 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

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Fiscal Impact

☐

No Impact

Amount: \$100 filing fee

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

Public Works/Real Estate has identified this site as ideal for a future public park location to meet the growing demands for recreation facilities to service the current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2, 3, 5, 6, 7, 8, and 9 be stricken.
COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

Before considering Item 1, DAVID ROARK, Manager, Real Estate and Asset Management Division, requested Item Nos. 2, 3, 5, 6, 7, 8, and 9 be stricken.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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: June 30, 1996

Date 4-21-04	Serial Number (BLM use only)
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Home phone (include area code)

a. Applicant's name City of Las Vegas	b. Address (include zip code) 400 E. Stewart Ave. Las Vegas, NV 89101	Business phone (include area code) (702) 229-1021
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Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
3 1/2 NW 1/2 SW 1/4 NE 1/4	1	19S.	59 58 E.	Mount Diablo

County of Clark	State of NV	Containing (acres) 5
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a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

b. Proposed use is ☐ Public Recreation ☐ Other Public Purposes

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 Plan of Development

If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.

Authority is derived from Chapter 268 of NRS and the Charter for the City of Las Vegas adopted by the Nevada Legislature, Chapter 515, Statutes of Nevada 1971, p. 1063.

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

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 reverse)

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



Date

Title 18 U.S.C. Section 1001, makes 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)

Item

Item

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

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

APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 60 East,

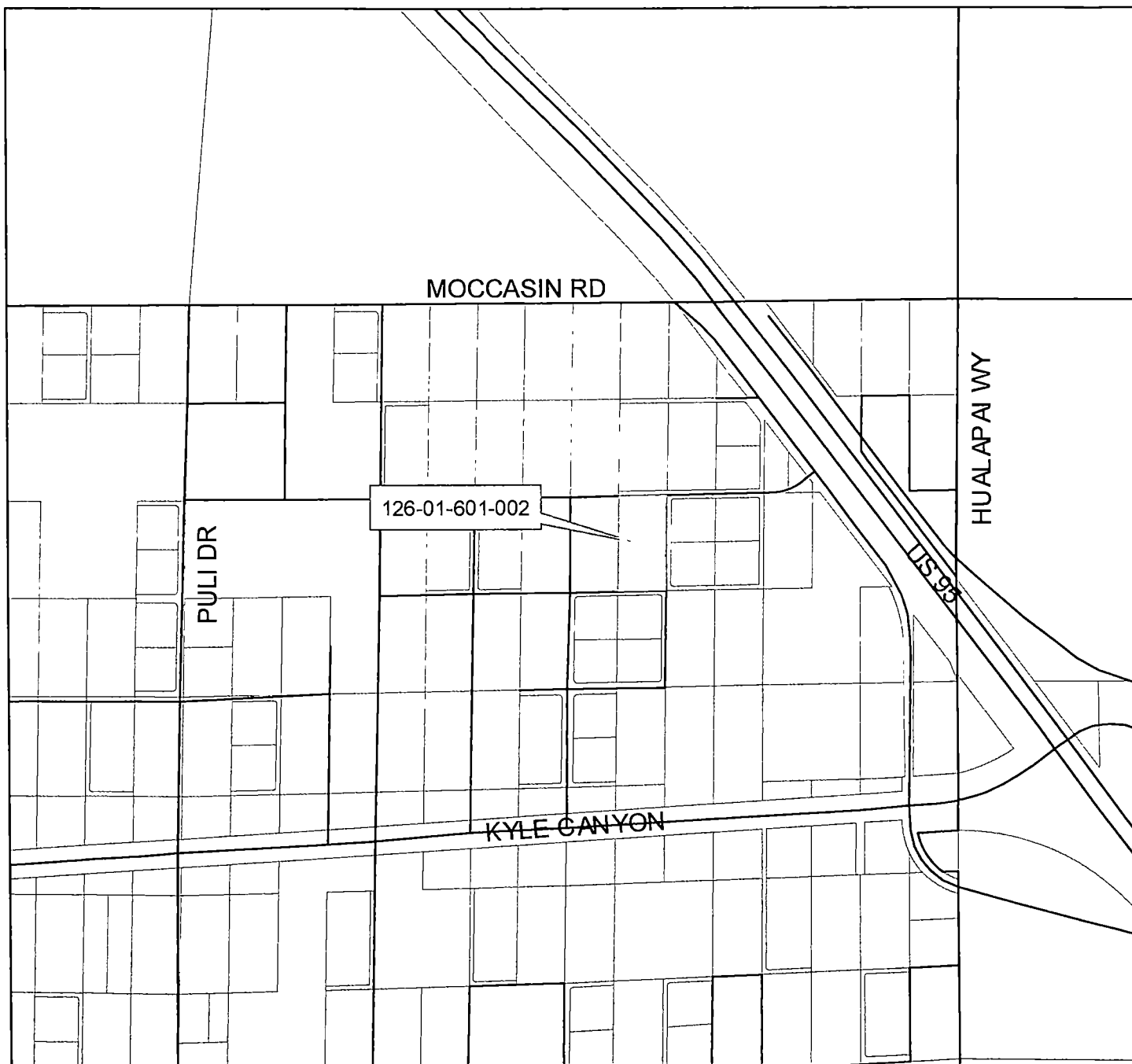
Section : 1

E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

Consisting of approximately 5 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



4/5/2004

PLAN OF DEVELOPMENT

It is anticipated that this park facility would be complete in one phase. A complete plan of development along with maps will be submitted at a later date.

Work would include:

- Street Grading and Paving
- Offsite Improvements
- Composition Paths
- Street Striping and Signage
- Site Earthwork
- Site Electrical
- Walking Path
- Dumpsite Enclosure
- Landscaping
- Playground
- Restrooms
- Volleyball Court
- Equestrian trail along west side of park

STATEMENT OF NEED

The City of Las Vegas is one of the fastest growing communities in the country and most of this growth has occurred in the northwest sector of the City. During the past four years, from the period from 1997 to 2001 the population increased by an estimated 310,164 citizens. This tremendous growth is expected to continue for several years.

As the City of Las Vegas continues to grow, increased demands will be placed upon the City to provide for new parks and recreation facilities for existing and future residents.

It is imperative for the City of Las Vegas to plan, acquire and develop parks and recreational facilities in a timely manner, to ensure that these services will be available when needed. The City intends on phasing its park development as the demand for recreational facilities increases. Due to revenue reform at the state and federal levels and the budget constraints of a growing community, the City finds it necessary to minimize the cost of park site acquisition.

It is intended that this project will provide a location where individual recreational needs will be possible. The park will be geared to all ages and abilities. The facility will include individual group picnic shelters, parking, restrooms, tot lot play area, walking paths, and open spaces.

MANAGEMENT PLAN

The City of Las Vegas Agrees to the following commitments which will be incorporated by reference in the conveyance of the subject land:

1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other comparable installations managed by State and local agencies. The City Council will submit to the Bureau of Land Management a schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modifications by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the land in accordance with the approved program of utilization submitted with this application.
4. To secure the approval of the Secretary of the Interior or his delegate on all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on this land.

FUNDING

It is anticipated the City of Las Vegas will provide for the construction of the facilities with general funds, future park bonds and Residential Construction Impact Fees.

MAINTENANCE

The City of Las Vegas agrees to maintain the Park Site in a satisfactory manner during all phases of development. Funding for maintenance and custodial services shall become a part of the annual operating budgets.

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: APRIL 19, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

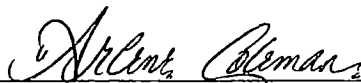
MINUTES:

None.

(3:14)
1-146

THE MEETING ADJOURNED AT 3:14 P.M.

Respectfully submitted:



ARLENE COLEMAN, DEPUTY CITY CLERK

April 19, 2004