

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, JUNE 14, 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 regarding a First Amendment to Interlocal Contract between the City of Las Vegas and the Board of Regents of the University and Community College System of Nevada, on behalf of the University of Nevada, Las Vegas, School of Architecture for the lease of property located at 400 South Las Vegas Boulevard - Ward 1 (Moncnef)
2. 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 a portion of Parcel Number 126-01-101-010 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)
3. 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)
4. 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)
5. 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)
6. 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)

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

27

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 **8th** day of **June, 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 **14th** day of **June, 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

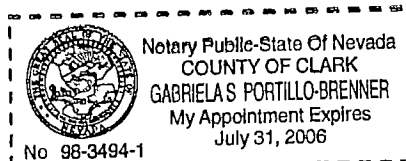
DEPARTMENT

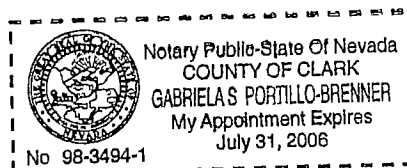
Subscribed and sworn to before me this

8th day of June, 2004

Gabriela S. Portillo-Brenner

NOTARY PUBLIC in and for said County and State





REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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, ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, ASSISTANT DEPUTY CITY CLERK VICKY DARLING and DEPUTY CITY CLERK YDOLEENA YTURRALDE

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

(3:07)

1-1

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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 regarding a First Amendment to Interlocal Contract between the City of Las Vegas and the Board of Regents of the University and Community College System of Nevada, on behalf of the University of Nevada, Las Vegas, School of Architecture for the lease of property located at 400 South Las Vegas Boulevard - Ward 1 (Moncrief)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The current Interlocal Contract expired May 31, 2004. Both parties, in their collective efforts to provide facilities of higher learning in the downtown area, desire to amend the Interlocal Contract to extend the lease term through May 31, 2005, with a renewal option of three additional terms of one year each.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. First Amendment to Interlocal Contract
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, advised that this would extend the existing lease at the Fifth Street School which expires at the end of the month for one year. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3 07 – 3 08)

**FIRST AMENDMENT TO INTERLOCAL CONTRACT FOR THE LEASE
OF PROPERTY AT FIFTH STREET SCHOOL FOR UNLV SCHOOL OF
ARCHITECTURE**

This First Amendment to the Lease ("this Amendment") is made on this ____ day of _____, 2004, by and between the City of Las Vegas (Lessor) and the Board of Regents of the University and Community College System of Nevada, on behalf of the University of Nevada, Las Vegas, School of Architecture (Lessee)

Whereas, Lessee leases office space from Lessor located at 400 Las Vegas boulevard South and;

Whereas, the current lease expires May 31, 2004 and;

Whereas, it is the mutual desire to the parties hereto to amend said Lease, the parties agree as follows:

1. Lessor and Lessee have agreed to extend the Lease Term through May 31, 2005.
2. If Lessee is not in default of this Lease, Lessee may request to renew the Lease for three (3) additional option terms of one (1) year each by giving a written request to renew at least forty-five (45) days prior to the expiration of the Lease term and each Lease term option year. Lessor has to agree in writing to the requested option term or respond to Lessee that the option term shall not be allowed and give notice as to the date the office space shall be vacated.

Except as expressly amended herein, all other terms and conditions of this Lease shall remain in full force and effect.

...

...

IN WITNESS THEREOF, each of said parties hereto has caused its name to be here into subscribed.

CITY OF LAS VEGAS

ATTEST:

OSCAR B. GOODMAN, MAYOR

"Lessor"

BARBARA JO RONEMUS, CITY CLERK

APPROVED AS TO FORM:

Thomas R. Green 5/14/04
DEPUTY CITY ATTORNEY/DATE

Recommended By: _____
Michael Kroelinger, Director, School of Architecture

Recommended By: _____
Jeffrey Koep, Dean, College of Fine Arts

Recommended By: _____
George Scaduto, Interim Vice President Finance

BOARD OF REGENTS OF THE UNIVERSITY AND COMMUNITY COLLEGE
SYSTEM OF NEVADA ACTING ON BEHALF OF THE UNIVERSITY OF
NEVADA, LAS VEGAS – "Lessee"

Approved By: _____
Carol C. Carter, President



Site Map

- Street Centerline
- Building Footprints
- Parcels
- City of Las Vegas
- USA

Real Estate & Asset Mgmt



5/18/2004

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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 a portion of Parcel Number 126-01-101-010 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 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 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, explained that this five acres, adjacent to the ten acres already approved for a public park, will be used mostly for drainage and flood control purposes. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 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)	

1a. 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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2. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
E 1/2 SE 1/4 SW 1/4 NW 1/4	1	19 S.	59 E.	Mount Diablo
County of Clark		State of NV		Containing (acres) 5

3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

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 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.
- 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 59 East,

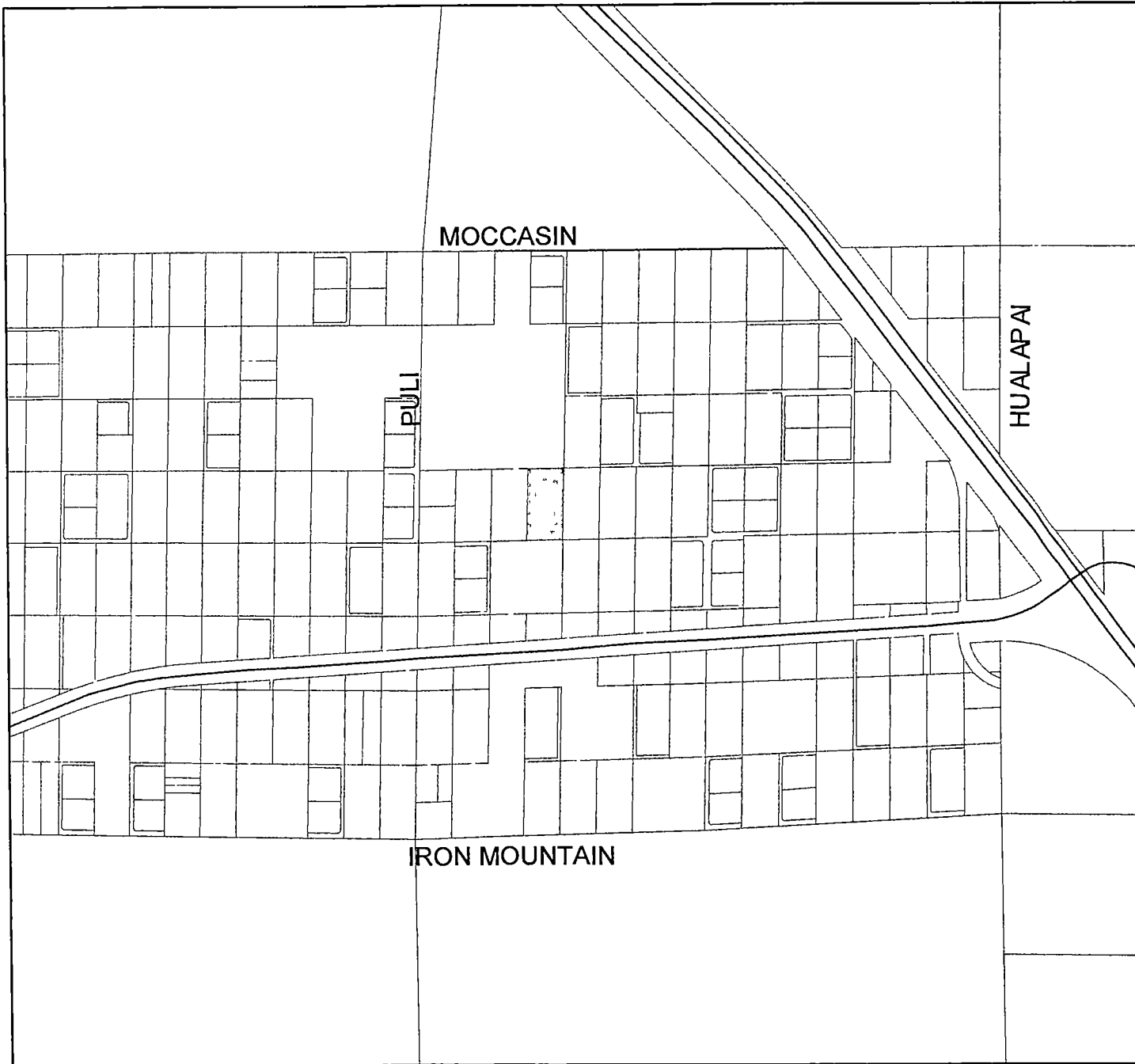
Section : 1

$E\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}NW\frac{1}{4}$.

Consisting of approximately 5 acres

ATTACHMENT 1

SITE MAP



Site Map

Legend

-  Selected Site
-  scl_majors
-  Parcels

Real Estate & Asset Mgmnt



5/17/2004

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:

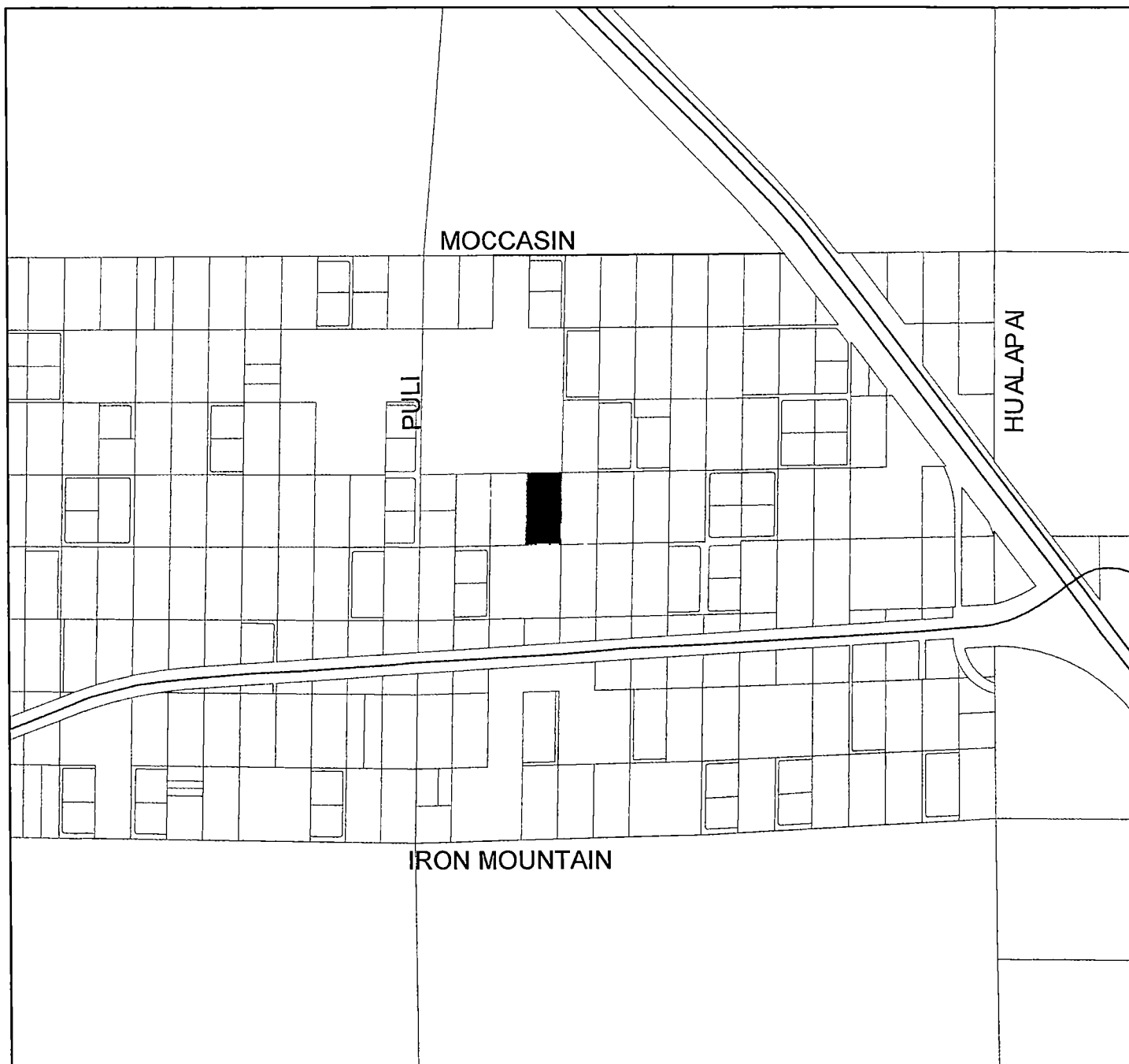
1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other 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.



Site Map

Legend

-  Selected Site
-  scl_majors
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Real Estate & Asset Mgmnt



5/17/2004

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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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 Puh 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 current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 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, indicated that Items 4, 5, and 6 related to this item. This is the only land in Section One not already privately bought and needs to be held to provide for public land in the area. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

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)	

1a. 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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2. 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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3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

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.

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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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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.
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APPLICATION FOR LAND
FOR
RECREATION AND PUBLIC PURPOSE

PARK SITE

CITY OF LAS VEGAS
LAS VEGAS, NEVADA

LEGAL DESCRIPTION

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Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 59 East,

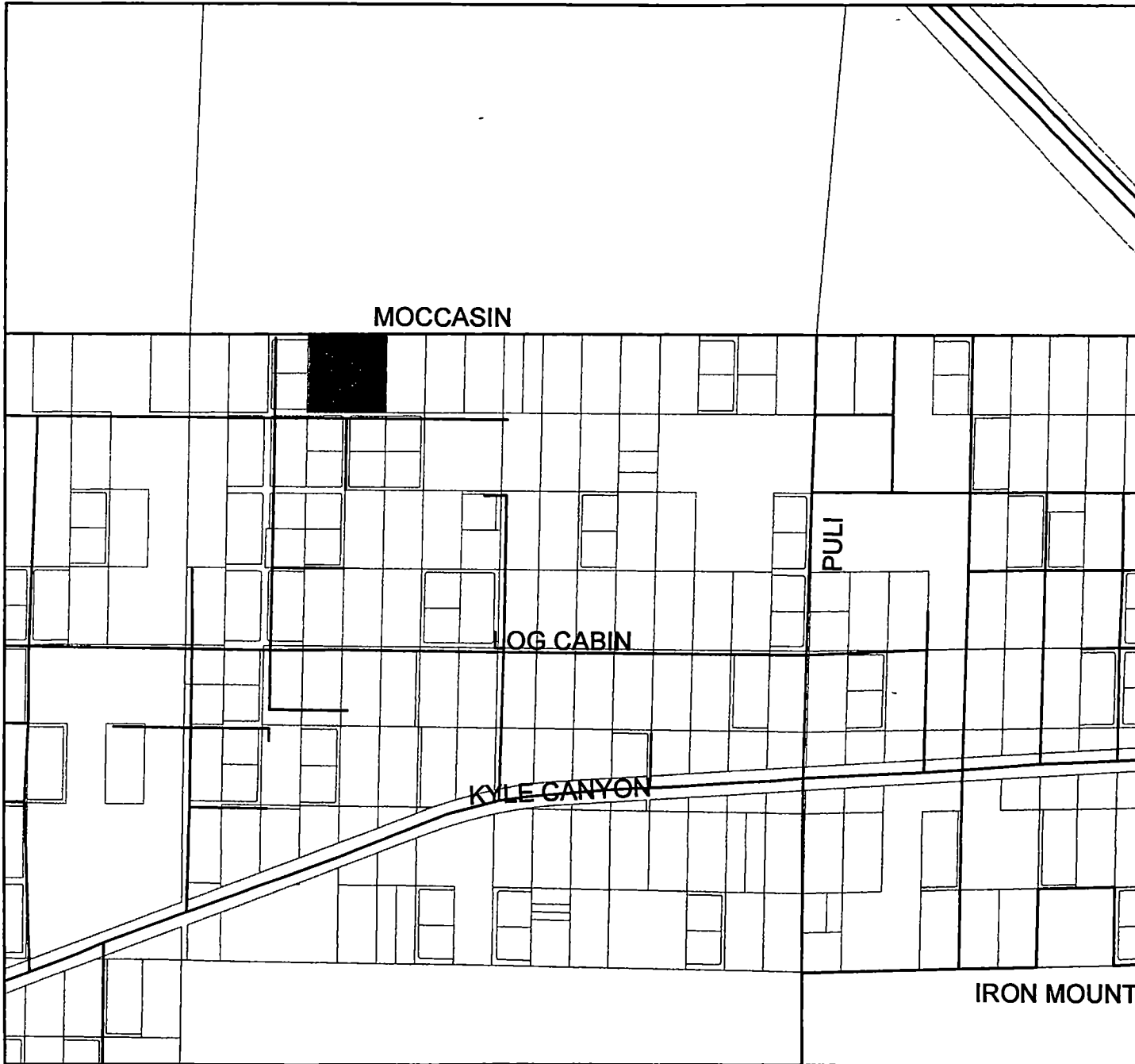
Section : 2

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



3/31/2004

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.



Site Map

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



6/01/2004

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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 current and future citizens in this area

RECOMMENDATION:

Staff Recommends approval

BACKUP DOCUMENTATION:

- 1 Application
- 2 Site Map

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, indicated under Item 3 that Items 4, 5, and 6 related to that item. Staff recommended approval

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed

(3 11 – 3 13)

1-117

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)

1a. 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

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

SUBDIVISION

SECTION

TOWNSHIP

RANGE

MERIDIAN

N $\frac{1}{2}$ 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 $\frac{1}{4}$. 1

19S.

60E.

mont Diablo

County of

Clark

State of

NV

Containing (acres)

10

3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

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 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.

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

David 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

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

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

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,

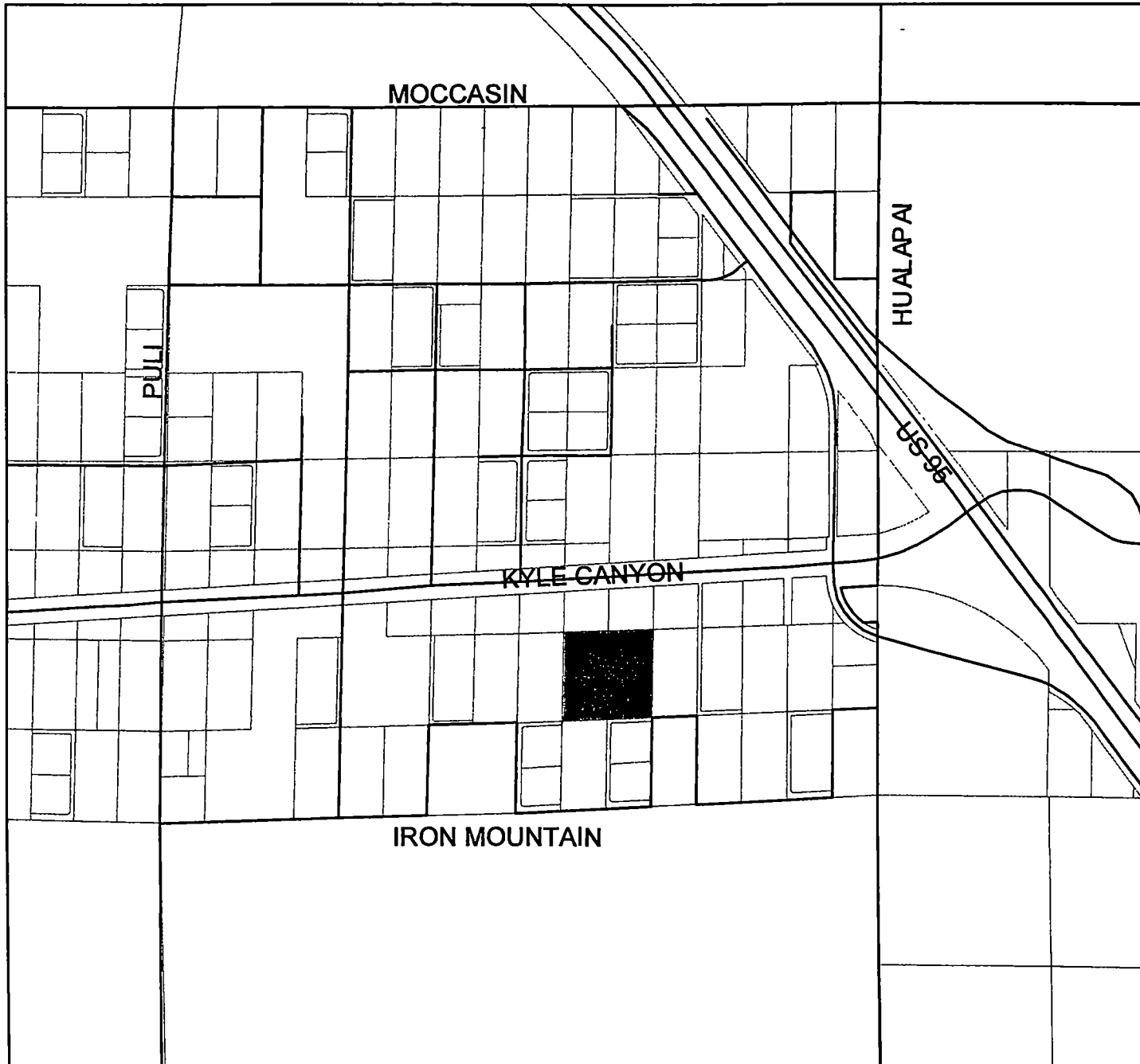
Section : 1

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



3/31/2004

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.



Site Map

-  Selected Site
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



6/01/2004

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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 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)

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 current and future citizens in this area.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 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, indicated under Item 3 that Items 4, 5, and 6 related to that item. Staff recommended approval

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed

(3 11 – 3 13)

1-117

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

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

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
$\frac{3}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ $\frac{3}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$	2	19 S.	59 E.	mount Diablo

County of Clark State of NV Containing (acres) 8

3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

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 Plan of Development

5. 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.
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 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

Daniel P. [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 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:

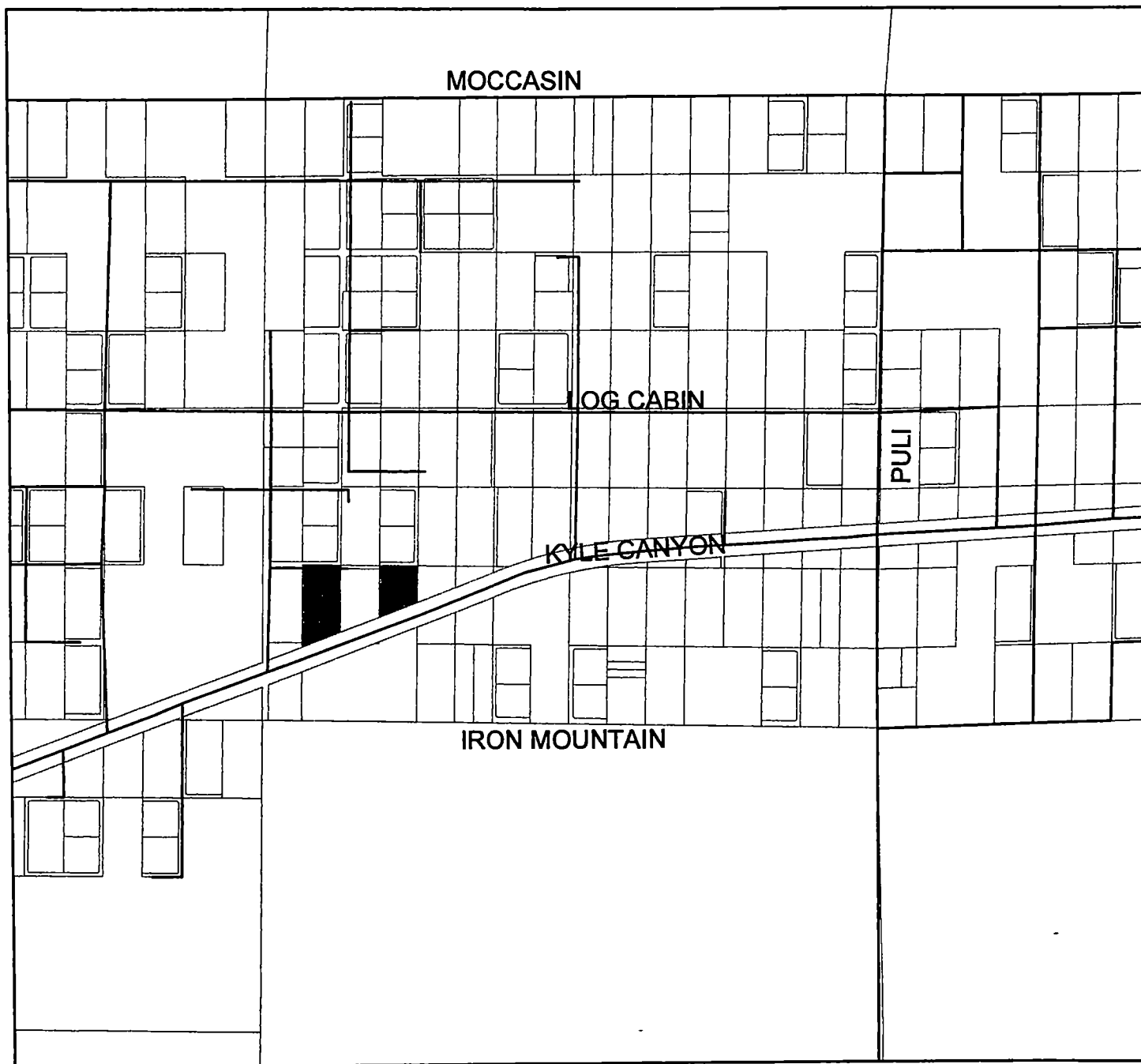
Mount Diablo Base & Meridian, Nevada

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 Sites
-  Street Centerline
-  Parcels

Real Estate & Asset Mgmnt



3/31/2004

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.



Site Map

- Street Centerline
- Parcels
- Selected Site

Real Estate & Asset Mgmnt



6/01/2004

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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 Puh 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 current and future citizens in this area

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Application
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 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, indicated under Item 3 that Items 4, 5, and 6 related to that item. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed

(3:11 – 3:13)

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 4-21-01	Serial Number (BLM use only)
-----------------	---------------------------------

Home phone (include area code)

1a. 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
---	---	--

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

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
JW 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
--------------------	----------------	----------------------------

3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year)

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 Plan of Development

5. 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.

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 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

- | | |
|---|--|
| <p>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.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none">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 (<i>roads, trails, etc.</i>). This showing may | <p>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.</p> <p>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.</p> <p>e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc.</p> <p>f. A specific maintenance plan to include, for example, sewage and garbage disposal, road maintenance, upkeep and repair of grounds and physical facilities, etc.</p> <p>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.</p> <p>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, conv of the by-laws of the organization, or</p> |
|---|--|

LEGAL DESCRIPTION

The parcel legally described as:

Mount Diablo Base & Meridian, Nevada

Township 19 South, Range 59 East,

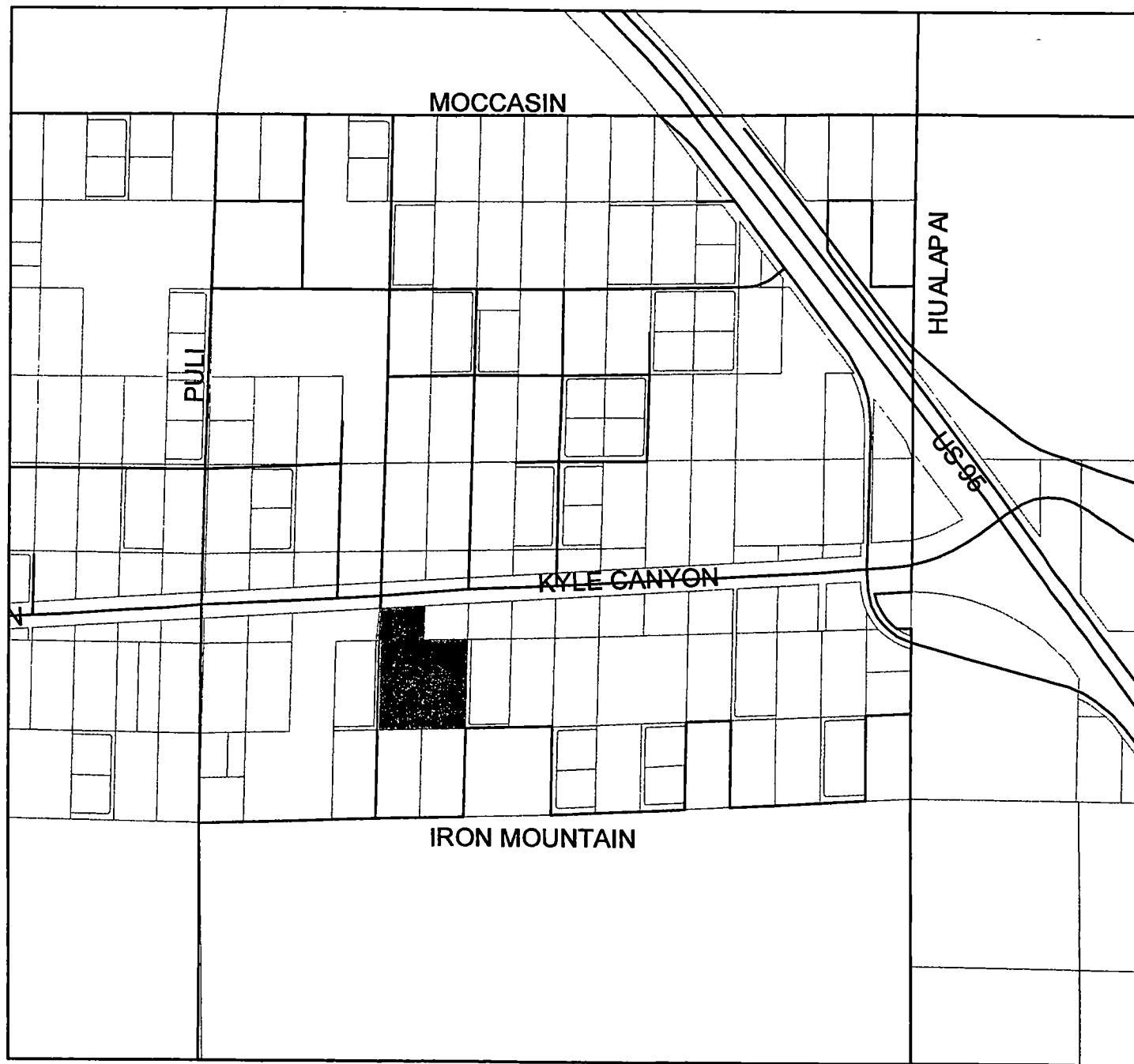
Section : 1

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

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3/31/2004

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:

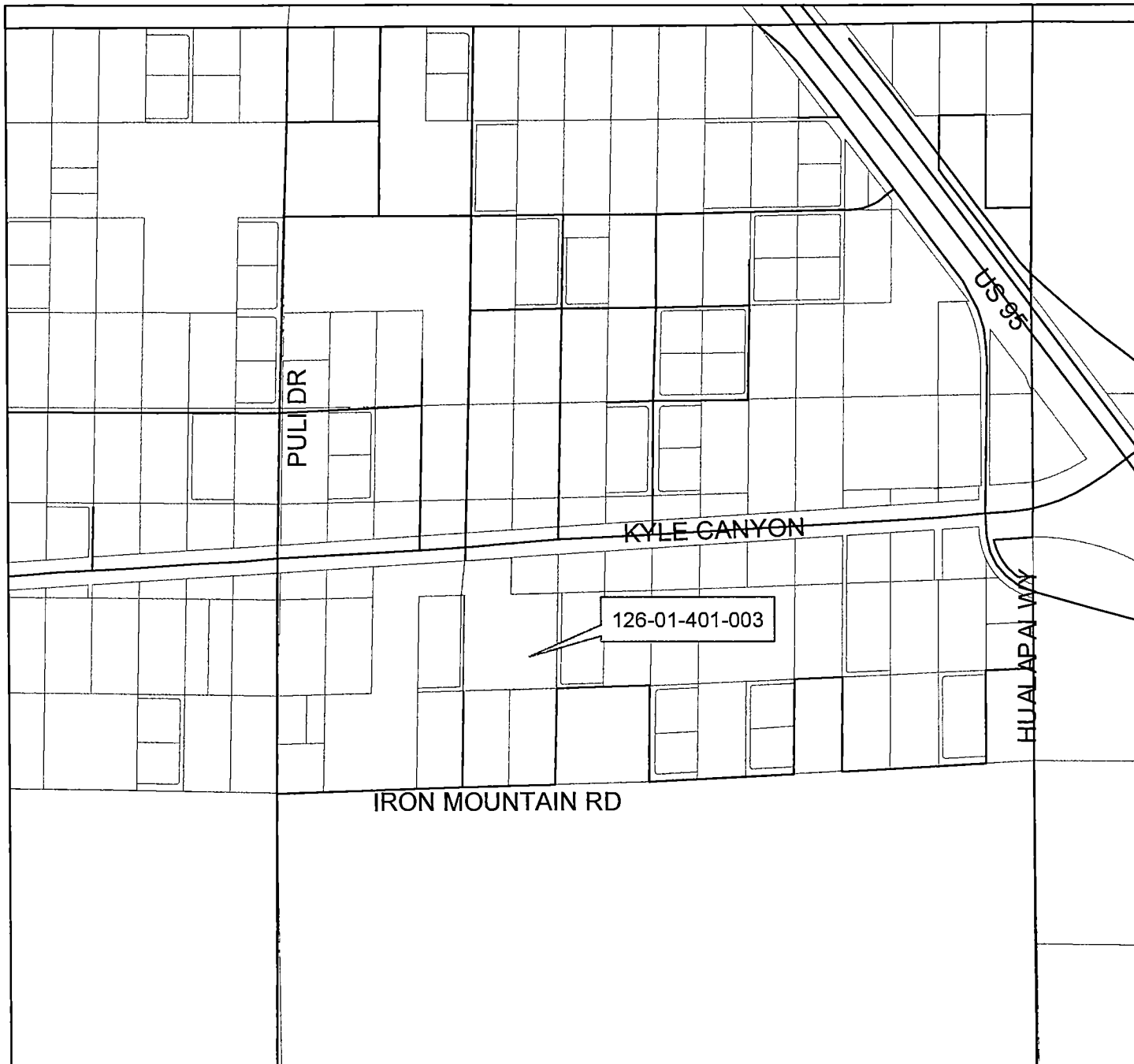
1. To maintain the lands open to use by the public for recreational purposes without discrimination or favor.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to use the park than is charged at other 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.



Site Map

- Street Centerline
- Parcels
- Selected Site

Real Estate & Asset Mgmnt



6/01/2004

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JUNE 14, 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:

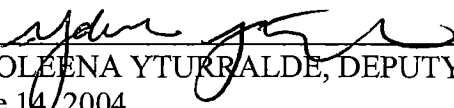
None.

(3:13)

1-165

THE MEETING ADJOURNED AT 3:13 P.M.

Respectfully submitted: _____


YDOLEENA YTURRALDE, DEPUTY CITY CLERK I
June 14, 2004