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8/15/95



# United States Department of the Interior



## BUREAU OF LAND MANAGEMENT

Carson City District Office  
1535 Hot Springs Rd., Ste. 300  
Carson City, NV 89706-0638  
(702) 885-6000

IN REPLY REFER TO:  
N 55975  
2200  
(NV-03580)

August 15, 1995

Dear Interested Party:

The enclosed maps and Notice of Exchange Proposal illustrate and describe land involved in a proposed land exchange.

The Bureau of Land Management has identified land owned by Nevada Bighorns Unlimited within the Carson City District as suitable for acquisition for public land and resource management purposes. The land is approximately 3,980 acres in Douglas, Lyon and Washoe Counties gifted by a rancher to Nevada Bighorns Unlimited, an organization which raises funds to benefit wildlife. Perma-Bilt Homes has an option agreement with Nevada Bighorns Unlimited to buy the property to exchange with BLM for public land in Clark County within the Stateline Resource Area of the Las Vegas District.

The United States would acquire approximately 3,980 acres of scattered yet strategically located ranchland suitable for public land management and surrounded by public land, mostly in the Pine Nut Mountains and Churchill Canyon, within Douglas and Lyon Counties. One parcel of private land to be acquired is approximately 124 acres at the south end of Peterson Mountain northwest of Reno in Washoe County. Resource values include riparian habitat and key deer winter range. Much of the land lies within the Pine Nut Wild Horse Herd Management Area. The Fort Churchill-Wellington Backcountry Byway traverses the land for about two miles, and the Sunrise Pass Road, also maintained by BLM for primary public access, crosses the land for about four miles. Some of the parcels would provide necessary legal access to public land. Acquisition would result in improved land use patterns, prevent incompatible development, and greatly facilitate public land, resource, and ecosystem management.

As much as 158.75 acres of public land in Clark County to the west and south of Las Vegas is being considered for exchange, but only a portion of this land would likely be patented to approximately equal the value of the offered land, based on fair-market appraisals.

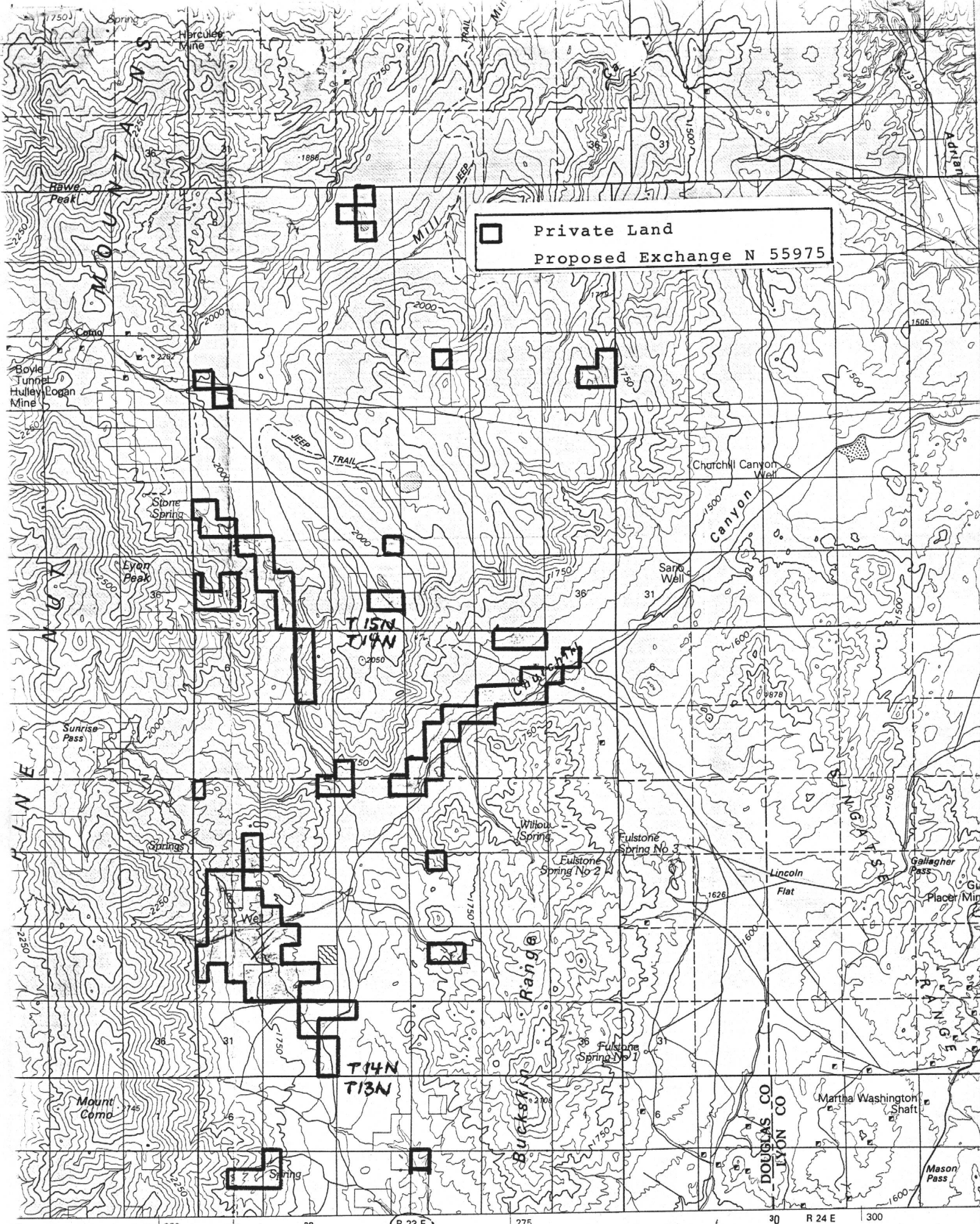
The proposed acquisition of the offered land and disposal of the selected land by exchange are in conformance with the Walker, Stateline, and Lahontan Resource Management Plans.

Comments on the proposal should be submitted to the address above no later than September 25, 1995.

Sincerely,

*Margaret J. Lasker*  
John Matthiessen  
*Acting* Area Manager  
Walker Resource Area

Enclosures  
Maps  
Notice of Exchange Proposal



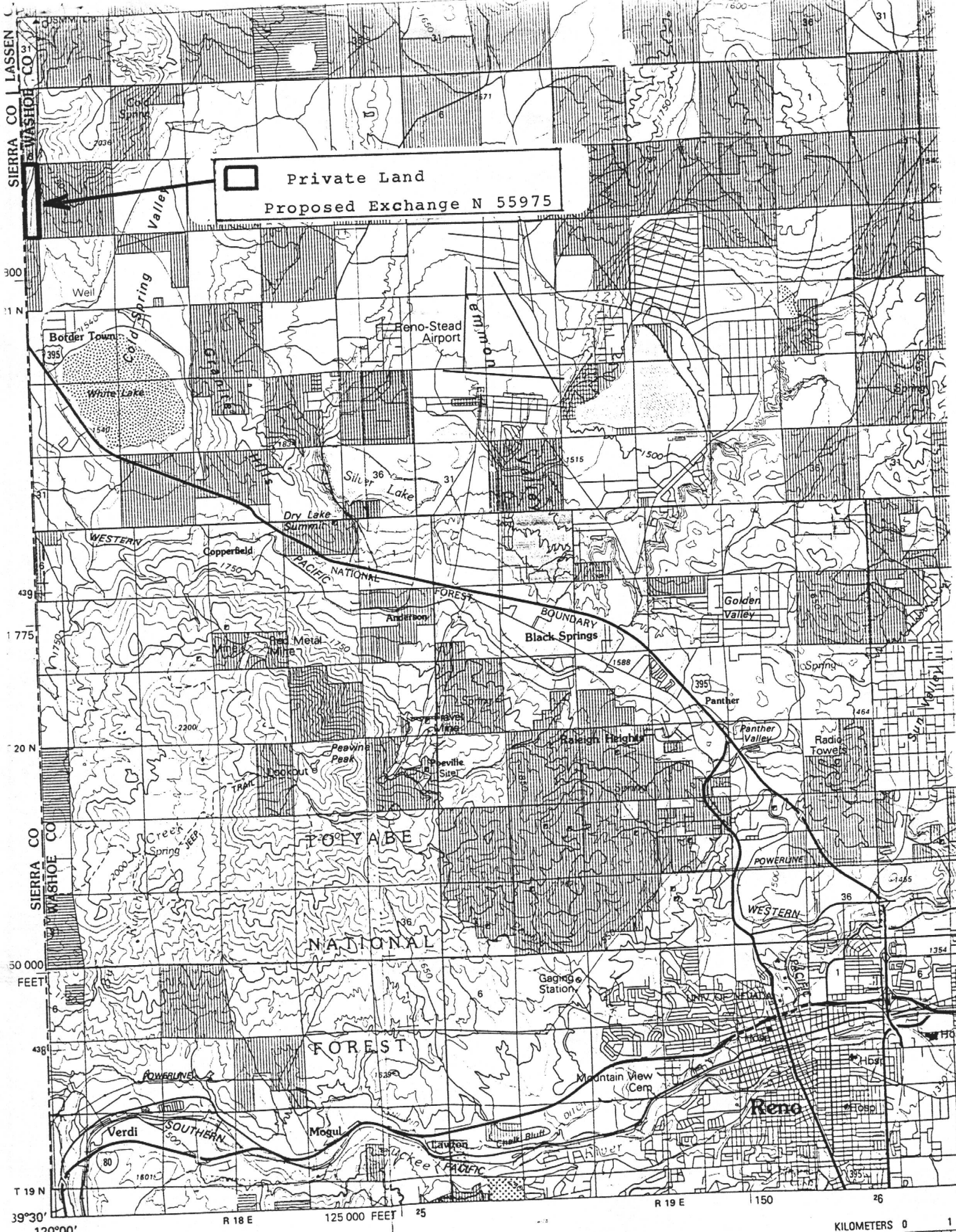
Private Land  
 Proposed Exchange N 55975

NBU, offered land

1:100 000

0 1000 5000 10 000 15 000





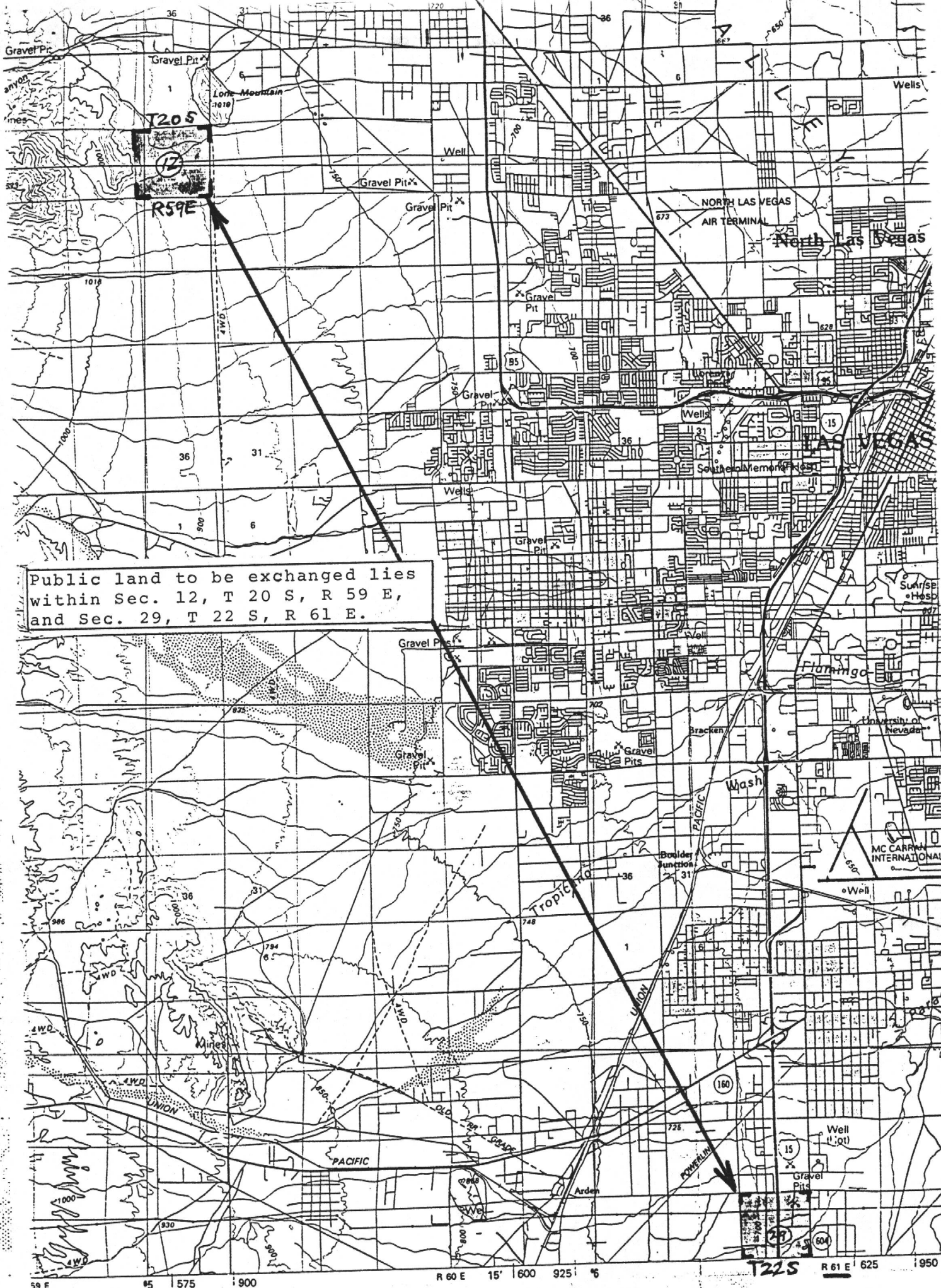
Private Land  
 Proposed Exchange N 55975

SIERRA CO | LASSEN CO  
 WASHOE CO  
 300  
 11 N  
 49  
 1775  
 20 N  
 SIERRA CO  
 WASHOE CO  
 50 000  
 FEET  
 438  
 T 19 N  
 39°30'

Valley  
 Well  
 Border Town  
 White Lake  
 Cold Spring  
 Reno-Stead Airport  
 Silver Lake  
 Dry Lake  
 Copperfield  
 WESTERN  
 PACIFIC NATIONAL  
 Anderson  
 FOREST  
 Boundary  
 Black Springs  
 Golden Valley  
 Panther  
 Radio Towers  
 Peavina Peak  
 Peaville Site  
 Raleigh Fleigher  
 Panther Valley  
 POWERLINE  
 WESTERN  
 Gaging Station  
 Mountain View Camp  
 Reno  
 Mogul  
 Lawson  
 Chalk Bluff  
 Verdi  
 SOUTHERN  
 PACIFIC

R 18 E      125 000 FEET      25      R 19 E      150      26

KILOMETERS 0 1



Public land to be exchanged lies within Sec. 12, T 20 S, R 59 E, and Sec. 29, T 22 S, R 61 E.



## NOTICE OF EXCHANGE PROPOSAL

The Bureau of Land Management, United States Department of the Interior, has agreed with Perma-Bilt Homes to initiate an exchange of public and private land parcels of approximately equal value based on fair-market appraisals.

The public land involved aggregates approximately 158.75 acres near Las Vegas in Clark County, Nevada, legally described as follows:

Mount Diablo Meridian, Nevada:

T. 20 S., R. 59 E., Section 12:

W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ , and W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

T. 22 S., R. 61 E., Section 29:

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

It has been segregated from appropriation under the public land laws and mineral laws since May 12, 1995, for a period not to exceed five years.

The private land involved aggregates approximately 3,980.02 acres and lies mostly in the vicinity of Churchill Canyon and the east side of the Pine Nut Mountains in Lyon and Douglas Counties,

Nevada. Resource values prominent on the landscape include wildlife habitat, scenery, recreation opportunities, and access within a major wild horse herd area. One small parcel lies on the slopes of Petersen Mountain northeast of Reno in Washoe County, Nevada, where wildlife habitat and scenery are also important values. The land the United States would acquire is legally described as follows:

Mount Diablo Meridian, Nevada

T. 21 N., R. 18 E., Section 7: Lots 9, 10, 11, and 12;

T. 13 N., R. 23 E.:

Section 7: S $\frac{1}{2}$ NE $\frac{1}{4}$ ;

Section 8: W $\frac{1}{2}$ NW $\frac{1}{4}$ ;

Section 10: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

T. 14 N., R. 23 E.:

Section 1: SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 2: Lots 1, 2, and 3, NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ S $\frac{1}{2}$ ;

Section 5: Lot 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ ;

Section 9: SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;

Section 10: N $\frac{1}{2}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE, SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ ;

Section 11: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 16: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 17: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 18: Lot 1, SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 19: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ ;

Section 20: SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;

Section 22: NE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 27: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 30: Lots 2 and 3, NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 32: N $\frac{1}{2}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ ;

Section 33: NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;

T. 15 N., R. 23 E.:

Section 4: Lot 2, SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 13: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ ;

Section 15: SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

Section 18: NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 28; SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 29: SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;

Section 30: Lot 2, SW $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Section 31: Lots 2 and 3, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

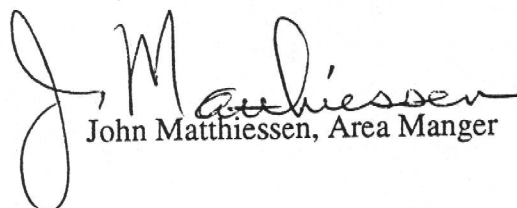
Section 32: W $\frac{1}{2}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ ;

Section 33: N $\frac{1}{2}$ SE $\frac{1}{4}$ .

The public is invited to submit comments on the exchange proposal. To be assured of consideration in the environmental analysis of the proposal, comments must be made in writing to Area Manager, Walker Resource Area, 1535 Hot Springs Road, Carson City, NV 89706, and postmarked or delivered no later than September 25, 1995.

Dated: AUG 3 1995

By:

  
John Matthiessen, Area Manger