

CITY OF HENDERSON
CHECKLIST FOR APPLICATION OF R&PP LEASES ON FEDERAL LANDS

REQUIRED ITEMS FOR FILING REQUEST

- 1. Provide information for the BLM Standard Form 2740-1. Applicant will be required to supply information for Items 2, 4, 8 and 9. The City will fill in and provide the information for the rest.
- 2. Prepare sufficient Plan of Development (Item 4) – see attached outline and sample. When describing the proposed action, paint a mental picture of what the project will look like when done.
- 3. Complete Legal Description (Item 2). The legal description must be written in BLM style (see below) and will be verified upon submittal of application to the City.

Township 00 South, Range 00 East, M.D.M.
Section 00
SW4, NW4 NW4, W2 SW4 NW4

- 4. Copies of the following maps detailing project alignment:
 - ___ USGS Quad Map (7.5 Minute)
 - ___ Current BLM Master Title Plat
 - ___ Assessor's Parcel Map
 - ___ Photographs – include any unique features along the area being requested
 - ___ Aerial Photo
- 5. If requested area includes road facilities, include a cross section showing where municipal utilities would be located.
- 6. Copy of Governmental approval (use permits, etc.).
- 7. One floppy disk for BLM with information needed in Word format. Floppy disks should include the following information: project title, proposed action, general location of request, legal description (BLM style), and total acreage.
- 8. Name and Address of contact person: _____

Phone/Fax Nos. _____

NOTE: Applicant will be required to pay all application and mitigation fees. Initial filing fee for R&PP Leases is \$100.00.

6. Timetable for development (include breakdown of costs)

MANAGEMENT PLAN (Explain how project will be maintained)

EXHIBITS

PROPOSED INDIAN CREEK PARK

Development and Improvement Plan

1. Description

The proposed Indian Creek Park comprises 80 acres situated around the junction of the East and the West Forks of Indian Creek, and encompasses 1 miles of shoreline along the streams. The site is located 25 miles southwest of Adams (population 18,000). Nevada State Highway 38, an all-weather gravel road; leads to within 1/2 mile of Indian Creek . There are no existing or known proposed public outdoor recreation facilities within 35 miles and this location is the only available site southwest of Adams. The East and the West Forks join near the mouth of a steep scenic canyon. The proposed site is on relatively level benchland supporting an open stand of large ponderosa pines and aspen. Indian Creek provides excellent trout fishing and elk, deer, and other wildlife are numerous in the vicinity.

2. Statement of Need

This region is now subject to intense recreational pressures from the local population, especially from Adams, and to a lesser extent from tourists using Highway 38. A serious public health and litter problem has been created by use of these undeveloped lands for picnicking and overnight camping and pollution of Indian Creek by human wastes. Recent road counts along Nevada 38 indicate an average weekday traffic flow from April to October of 225 units, while weekends and holidays average 850 units. This traffic is primarily the result of people looking for places to picnic, camp, fish, hike in the mountains, or just to enjoy nature. hunters camp in this location during the winter months. There is one public picnic area with 60 units ten miles northeast of Adams, subjected to severe overuse. During the past several years, this site has shown an average weekend attendance which increased 300 percent (600 visits in 1988 to 1800 visits in 1992). The population of Adams has increased from 9,000 in 1980 to the present 18,000, which is one of the largest percentage increases in the State. With this population growth, new industries have been established in the vicinity, and continued increase in population is to be expected. Scheduled resurfacing of Nevada 38 during the next few years is expected to increase the average daily summer traffic flow from 225 units to more than 1,000 units.

3. Location

The lands embraced by the proposed park are under various forms of management by this agency (see General Vicinity Map):

T. 4 N., R. 62 E., MD Meridian, Nevada

| | | |
|------------|-----------|--|
| Section 21 | S½SE¼SW¼ | owned fee title |
| Section 22 | S½SW¼SW¼ | owned fee title |
| Section 27 | SW¼NE¼NE¼ | leased |
| Section 28 | S½NE¼NE¼ | owned fee title |
| | NW¼NE¼ | leased with option to purchase |
| | N½NE¼NE¼ | own 20' easement along Indian Creek and right-of-way for vehicular traffic |

The lands embraced by the instant application will be used as follows:

| | | |
|------------|--------|--|
| Section 27 | NW¼NW¼ | Overnight campground and development of foot trails |
| Section 28 | SW¼NE¼ | Fishing access, overlook and foot trails. No major recreational developments other than a foot bridge crossing the West Fork of Indian Creek are contemplated. This tract is desired to act as a buffer zone between intensive development as exhibited in the camp and picnic grounds and adjoining privately owned lands. Therefore, it is intended that this tract remain in its natural state. |

It is urgent that the development of public outdoor recreation facilities be initiated in the Indian Creek area. Development of the proposed Indian Creek Park will not only help alleviate the intense demand for such facilities, but will also act as a springboard for the future acquisition and development of similar sites in this area which are now in private ownership.

4. Concurrence in this project has been obtained from the Routt County Planning Commission. A copy of their comments is enclosed.

Description of proposed improvements and estimated cost of development for lands encompassed by the proposed Indian Creek Park:

Unit 1 Indian Creek Campground (See Site Design)

NW¹/₄NW¹/₄, Section 27, T. 4 N., R. 62 E., MD Meridian, Nevada

Surveying, planning, and construction of 1/2-mile interior road, 10 feet wide, graded gravel and crushed stone with 4-inch macadam surface; 10 parking units, 3-inch macadam surface; 1/2-mile foot trail, 3 feet wide, graveled.

Clearing, leveling, and developing of campsites, with 20 family units (camping).

Subtotal \$21,250

Unit 2 (See General Vicinity Map)

SW¹/₄NE¹/₄, Section 28, T. 4 N., R. 62 E., MD Meridian, Nevada

1/2-mile foot trail, 3 feet wide, graveled; 1 foot bridge crossing West Fork Indian Creek, 5 feet wide by 20 feet long, log-steel structure.

Subtotal 2,000

In addition to the above improvements to be placed on the lands applied for, the following amounts will be expended on county owned or leased land in developing Indian Creek Park.

Subtotal 33,000

The 5-year annual rental for the BLM lands applied for, purchase of 30 acres of privately owned land, annual rental of leased private land, and final purchase price of the BLM land will require an expenditure of \$6,300 over the five-year period.

Subtotal 7,800

TOTAL \$64,050

In addition to the above costs, the county will provide maintenance and custodial services.

(Also show source of funds to be used in developing and maintaining the site.)

Illustration 4

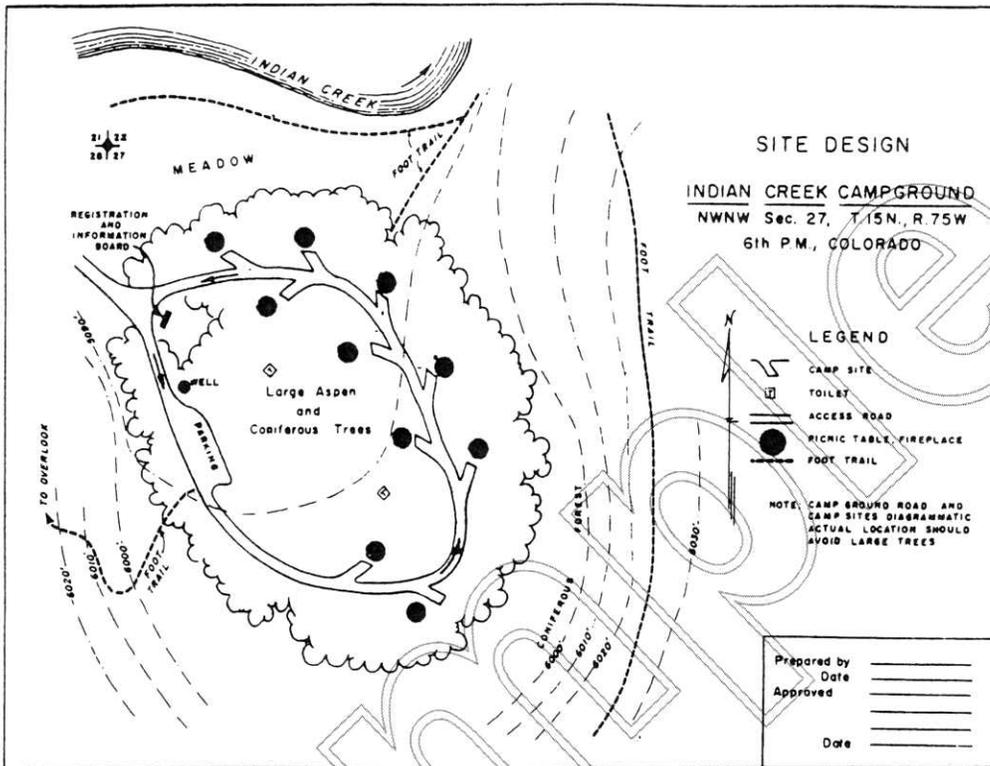
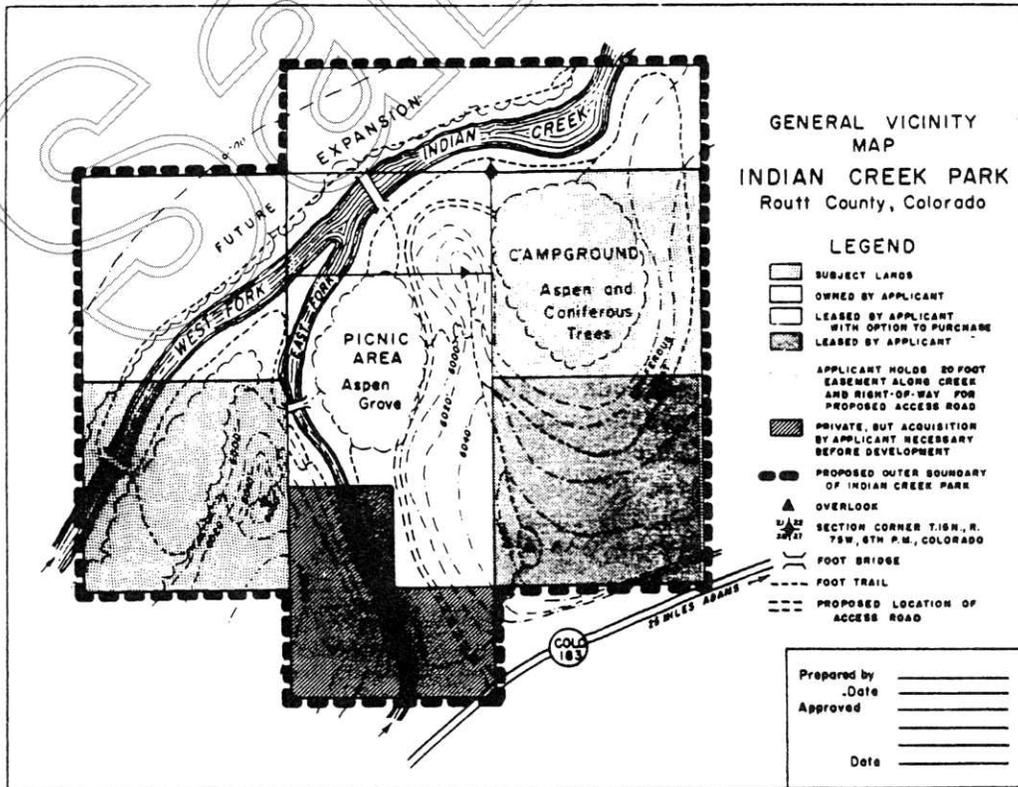


Illustration 5



Timetable for Development of the Indian Creek Park

The plan is to develop the park over a 5-year period which will commence with the lease of the lands applied for. Prior to the end of the 5-year lease period construction will be completed and purchase of the BLM lands will be requested. The proposed timetable for development will approximate the following:

First Year

| | | |
|----|---|-----------------|
| 1. | Acquisition and rental costs: | |
| | Annual rental for BLM lands applied for, 80 acres @ \$2/acre | \$ 160 |
| | annual rental of other property within park | 300 |
| | Purchase of 30 acres now impeding full utilization and development of Indian Creek Park | 5,500 |
| 2. | Development costs: | |
| | Surveys for road and trail construction; development plans for picnic grounds and campgrounds | 5,000 |
| | | \$10,960 |

Second Year

| | | |
|--|--|-----------------|
| | Annual rental for BLM lands applied for, 80 acres @ \$2/acre | 160 |
| | Annual rental of leased lands | 300 |
| | Construction of access and interior roads and parking area | 12,500 |
| | Initial construction of picnic grounds | 10,000 |
| | Initial construction of foot trails | 750 |
| | | \$23,710 |

Third Year

| | | |
|--|--|-----------------|
| | Annual rental for BLM lands applied for, 80 acres @ \$2/acre | 160 |
| | Annual rental of leased lands | 300 |
| | Completion of picnic grounds | 10,000 |
| | Completion of foot trails | 1,500 |
| | | \$11,960 |

Fourth Year

| | | |
|--|--|----------------|
| | Annual rental for BLM lands applied for, 80 acres @ \$2/acre | 160 |
| | Annual rental of leased lands | 300 |
| | Initial construction of campground | 5,000 |
| | Construction of two foot bridges | 3,000 |
| | | \$8,460 |

Illustration 6, page 2

Fifth Year

| | |
|---|----------------|
| Annual rental for BLM lands applied for, 80 acres @ \$2/acre | 160 |
| Annual rental of leased lands | 300 |
| Completion of campground | 7,000 |
| Construction of one foot bridge | 1,500 |
| | \$8,960 |

Sixth Year

| | |
|--|-----------------|
| Purchase of BLM leased lands, 80 acres @ \$10.00/acre | 800 |
| TOTAL | \$64,050 |

Management Plan

In consideration of the nominal annual rental of \$2, per acre per year and final purchase price of \$10.00 per acre, the Routt County Park Commission (through the Board of County Commissioners), agrees to the following commitments, which commitments will be incorporated by reference in the conveyance of the subject lands:

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 and use of the area than is charged at other comparable installations managed by State and local agencies. The Commission will submit to the Bureau of Land Management its schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modification by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop and manage the lands 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 of all plans of construction prior to commencing actual construction.
5. To maintain in satisfactory condition the facilities on these lands.