

**Southern Nevada Public Land Management Act
Multi-Species Habitat Conservation Plan
Off Cycle Land Acquisition**

Clark County



Acquisition of Urban Reserve Parcels

Amount Requested: \$3,058,550

AA . BACKGROUND INFORMATION

The Clark County Desert Conservation Program (DCP) proposes an off-cycle acquisition of two privately owned properties within the urban interface of the northwest Las Vegas Valley, unincorporated Clark County, Nevada. The properties total approximately six acres and are actively managed to support nesting habitat for the western burrowing owl (*Athene cunicularia hypugaea*). Funding is requested through the Southern Nevada Public Land Management Act (SNPLMA) under the Multiple Species Habitat Conservation Plan (MSHCP) category. The proposed Acquisition of Urban Reserve Parcels project will permanently protect high-value wildlife habitat while advancing national economic priorities, supporting orderly land development, and expanding equitable community access to open space and outdoor recreation.

The acquisition area provides one of the most productive known burrowing owl concentration areas in the rapidly urbanizing Las Vegas Valley, with documented nesting activity that has fledged more than 100 chicks since 2016. The western burrowing owl is designated as a National Bird of Conservation Concern by the U.S. Fish and Wildlife Service (USFWS) and as a Sensitive Species by the Bureau of Land Management (BLM). Protection of occupied nesting habitat in an urban setting represents a rare and time-sensitive resource stewardship opportunity.

Supporting Economic Growth, Housing, and Efficient Land Development

The proposed acquisition directly supports the President's economic priorities by facilitating responsible growth, reducing regulatory uncertainty, and enabling housing, infrastructure, and public service development to proceed in appropriate locations. Southern Nevada continues to experience sustained population growth and increasing demand for housing, transportation infrastructure, and public facilities. Many surrounding lands, including BLM-administered parcels within designated disposal boundaries, are planned for future conveyance and/or development to meet these needs. The Clark County MSHCP is a critical component of SNPLMA's success because it provides a streamlined framework for compliance with the Endangered Species Act associated with the disposal of federal lands. By establishing proper resource management measures in advance, the MSHCP facilitates the orderly and efficient disposal of federal land throughout Clark County. Through SNPLMA, Congress determined that proceeds from federal land disposal should be reinvested in the MSHCP to mitigate impacts associated with development of those lands, creating a balanced system that supports proper resource management and economic growth.

The proposed land acquisition of a biologically sensitive site within an urbanized area helps avoid future conflicts between development activities and protected wildlife resources. This proactive approach streamlines land-use planning, minimizes project delays and litigation risk, and supports development of housing and infrastructure. In doing so, the acquisition complements BLM land disposal objectives by ensuring that environmentally sensitive parcels are protected while allowing development to be directed toward suitable lands consistent with federal, state, and local land-use plans.

The Clark County MSHCP has demonstrated the economic value of this balanced approach for more than two decades by providing a predictable and streamlined mechanism for non-federal development to comply with the Endangered Species Act. According to a 2017 economic analysis, the MSHCP has supported an estimated annual average of 1,974 jobs (31,587

cumulative person-years of employment), generated approximately \$1.6 billion in labor income (2017 dollars), and contributed \$4.7 billion in economic output since its inception in 2001. The Acquisition of Urban Reserve Parcels project has been identified as advanced mitigation under the proposed MSHCP Amendment and is a key component of the long-term, resource management strategy needed to sustain these economic and regulatory benefits for the Clark County community over the next 50 years.

Community Engagement, Stewardship, and Outdoor Recreation

The acquisition area already serves as a focal point for strong community involvement and stewardship. The properties are currently monitored and maintained by community volunteers with technical assistance from the USFWS Partners for Fish and Wildlife Program. Past volunteer efforts have included installation of protective fencing, construction of artificial burrows to increase nesting opportunities, trash removal, weed control, remediation of unauthorized vehicle tracks, planting and seeding native vegetation, and hand watering of restored areas.

Protecting burrowing owl habitat through permanent acquisition creates a space where community members can unite around common environmental goals, fostering social connection, and reinforcing land stewardship values. Public ownership will build community-driven resource stewardship while strengthening connections between residents, their neighbors, and the natural environment.

Following acquisition, Clark County anticipates expanded opportunities for community partnerships, including volunteer-based maintenance, education, and outreach activities. The site will continue to serve as a learning environment that improves community access to nature and supports science education. While the benefits of environmental education are difficult to quantify, studies consistently show that hands-on experiences enhance science literacy, improve academic outcomes, and foster long-term stewardship ethics, particularly among youth.

Advancing Federal Resource Stewardship and Recreation Priorities

The Acquisition of Urban Reserve Parcels project aligns with Department of the Interior Secretarial Order No. 3435, *Implementation of the Expanding Public Lands Outdoor Recreation Experiences Act*, which emphasizes expanding access to outdoor recreation, strengthening connections between communities and public lands, and recognizing outdoor recreation as a driver of economic vitality and quality of life. By ensuring proper resource management of open space within the urban interface, the project provides opportunities for compatible, low-impact public use while contributing to broader federal goals.

Once acquired, the properties would be managed as part of Clark County's Reserve System and integrated into long-term planning associated with the proposed MSHCP Amendment. Their location within the metropolitan area offers a rare opportunity to connect residents to nearby nature while supporting sustainable community development.

Long-Term Resource Stewardship Need

Although the western burrowing owl is not currently a covered species under the Clark County MSHCP, the County is actively pursuing a major amendment that would add the species and expand the Reserve System. The Clark County Board of Commissioners has authorized

advancement of the MSHCP Amendment and the acquisition of these properties to support the MSHCP Amendment application. The expansion and creation of a Reserve System is a central component of the resource stewardship strategy for the proposed MSHCP Amendment. Furthermore, the USFWS has specifically requested that Clark County pursue acquisition of these properties as part of the proposed resource management strategy for the MSHCP Amendment.

The existing Landowner Agreement that established habitat protections on the properties expired in August 2026, and the lands are at risk of degradation or development following transfer through the owner's estate. Acquisition at this time is therefore critical to prevent habitat loss, secure long-term resource stewardship outcomes, and ensure that the parcels to be acquired continue to support wildlife resource management, community engagement, and regional economic resilience.

Property Description

The two properties comprising the Acquisition of Urban Reserve Parcels project that the Clark County DCP aims to acquire are described below:

- Property 1: eight parcels totaling 4.16 acres
- Property 2: one parcel totaling 1.98 acres

The two properties have documented burrowing owl nests that have fledged over 100 burrowing owl chicks since 2016. Property 1 includes three natural owl burrows and six artificial burrows. Property 2 includes 12 artificial burrows that are arranged in four clusters of three burrows each. The number of natural and artificial burrows is subject to change over time.

On Property 1 (4.16 acres situated north of Donald Nelson Avenue), all fencing (chain link) and signage is owned by the property owner Michael Braunstein.

On Property 2 (1.98 acres situated south of Jo Marcy Drive and east of N. Rainbow Blvd.), both the chain link fencing on the north and west side of the property and the signage are owned by Owl One LLC., managed by Michael Braunstein. The south side has a block wall owned by the housing community to the south. The east side (chain link) is owned by the landowner to the east, 6715 Jo Marcy Drive.

PROPERTY 1:

a) Real Property Acquisition (and rights offered): +/- 4.16-acre fee simple (surface and subsurface estate), encompassing eight parcels owned by Michael Braunstein, as trustee of the Michael Braunstein Trust, dated 1/13/2020. See enclosed owner willing seller statement.

b) County Assessor Parcel Number(s) and Acreage:

1. 125-15-603-005 = 0.69 acres
2. 125-15-603-006 = 0.46 acres
3. 125-15-603-007 = 0.47 acres
4. 125-15-603-008 = 0.47 acres

5. 125-15-603-009 = 0.46 acres
 6. 125-15-603-010 = 0.46 acres
 7. 125-15-603-011 = 0.46 acres
 8. 125-15-603-012 = 0.69 acres
- ❖ PROPERTY 1 = 4.16 acres in total

c) Legal Description:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 19 South, Range 60 East, M.D.M., described as follows:

Lots One (1), Two (2), Three (3) and Four (4) as shown by the map thereof on file in File 84 of Parcel Maps, Page 9, in the Office of the County Recorder of Clark County, Nevada.

Lots One (1), Two (2), Three (3), and Four (4) as shown by map thereof on file in File 95 of Parcel Maps, Page 12, in the Office of the County Recorder, Clark County, Nevada.

d) Asking Price Amount: \$2,000,000 for Property 1.

See enclosed *market value conclusion* and *executive summary* of an appraisal report dated 1/3/2025 prepared by CBRE, Inc. on 1/27/2025. A complete copy of the appraisal is available upon request from the SNPLMA MSHCP Program Manager, as appropriate.

Property 1 is identified as *Parcel 2* within the subject appraisal. The appraisal contains some minor clerical errors. It misstates the acreage as 2.54 acres and 5 acres (it is 4.16 acres). The Clark County Department of Real Property Management has confirmed that the asking price in the enclosed appraisal falls within a reasonable range given the current relevant market. Per SNPLMA requirements, actual offer price will be “fair market value” as determined by a federal approved appraisal, which could be either higher or lower than the nomination asking price.

e) Known Hazardous Materials, Safety, Legal, or Other Liabilities: There are no known hazardous materials, safety, or liability issues associated with the subject property.

f) Deed Restrictions on the Property: Title Exception #13 and Title Exception #15 outlined in the *Fidelity National Title Group Preliminary Title Report* (Order # 42057006) effective 3/21/2025 at 7:30 a.m. (hereinafter referred as “Title Report-006”) as obtained by the Clark County Real Property Management for the respective property. These two title exceptions identify restrictive covenants that are standard documents recorded against properties by Clark County Public Works to outline that, upon development, the owners or their successor-in-interest are required to install certain public off-site improvements (i.e., streets, street name signs, traffic signs, sewers, water systems, fire hydrants, curbs, gutters, sidewalks, street lighting, driveways, drainage, rights-of-way, accesses, trees, shrubs, survey monuments). If property is acquired through this nomination, the property will remain undeveloped and the Clark County Department of Real Property management has confirmed that the property will be exempt from these requirements. A complete copy of the referenced preliminary title report is available upon request from the SNPLMA MSHCP Program

Manager, as appropriate.

- g) Occupancy or Use Rights Held by Others:** The property consists of vacant, undeveloped land and is one of the assets held by Michael Braunstein Trust. There are no individuals living on the property. The land is not used for any agricultural, commercial, or personal purpose other than providing habitat for burrowing owls.
- h) Rights to be Reserved:** No rights are being reserved. See enclosed owner statement and vesting deed. Title Exception #12 of Title Report-006 refers to Patent 13269 reservations that are standard across all patents. Patent 13269 transferred to the patentee all surface rights and rights to precious metals (gold, silver, copper, etc.); and reserved to the United States leasable minerals (i.e., gas, coal, oil and oil shales) and a right-of-way for ditches, tunnels, and telephone and transmission lines. These reservations do not affect the Clark County DCP's intended use of the property.
1. Third-party owned mineral rights: The above-mentioned preliminary title report does not identify third-party owned mineral rights.
 2. Third-Party Water Rights: There are no known third-party water rights related to the property. Property 1 includes two 20'x20' well sites (see legal description, as well as File 84 of Parcel Maps, Page 9, and File 95 of Parcel Maps, Page 12). Michael Braunstein owns the water storage tanks, well pumps, and electrical hookup associated with each well. Since the property was not developed, and resource stewardship of the burrowing owl was not considered a beneficial use, the two Nevada Division of Water Resources (NDWR) water right permits (Nos. 57570 and 57572) for the community wells have been cancelled. For community wells, the only beneficial use allowable is building houses.
 3. Land Use Authorizations: Property 1 includes a 10-foot-wide utility easement along the northeast corners of Parcel 1, Lots 3 and 4; and Parcel 2, Lots 1 and 2. Property 1 also includes a 10' private drainage easement along the eastern boundaries of Parcel 1, Lots 1 and 4. See legal description as well as enclosed maps File 84 of Parcel Maps, Page 9, and File 95 of Parcel Maps, Page 12 for detail. There are no additional known land use authorizations related to Property 1.
 4. Identify Unacceptable Outstanding Rights: There are no identified unacceptable outstanding rights. See enclosed preliminary title commitment verifying that the subject property is acceptable, and that there are no liens or third-party claims against the property. The property's title is clear of material defects and allows use of the property for the MSHCP purpose intended as written in this nomination. The seller has confirmed there are no unrecorded documents for uses they have granted to others.
- i) Access (to and from property):** Ingress and egress are available to Property 1 via public roads Donald Nelson Avenue to the south, Rio Vista Street to the west, and Balsam Street to the east. The site perimeter is secured with chain-link fencing that is owned by Dr. Michael Braunstein. Legal access is available and sufficient.

j) Comparable Sales:

1. Comparable Property #1 from above-mentioned appraisal dated 1/27/2025
 - Location: Clark County, Nevada, APNs 125-10-402-014, 125-10-402-015, 125-10-402-016, 125-10-402-017, 125-10-412-001, 125-10-412-002, 125-10-412-003, 125-10-412-004, 125-10-412-005, 125-10-412-006, 125-10-412-007, 125-10-412-008, 125-10-412-009, 125-10-412-010, T-R-S: 19-60-10
 - Number of Acres: 7.50
 - Date of Sale: June 2024
 - Sale Price: \$3,500,000
 - Seller & Buyer Names:
 - Seller: Investor Equity Homes LLC
 - Buyer: Richmond American Homes of Nevada Inc.
 - Fee or Partial Interest: Fee simple
 - Nature of the Comparable Property: Density 1.87, Residential Estates (RE) and Single-Family Resident-Restricted District (RD)
 - Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

2. Comparable Property #2 from above-mentioned appraisal dated 1/27/2025
 - Location: Clark County, Nevada, APN 125-10-402-005, T-R-S: 19-60-10
 - Number of Acres: 2.50
 - Date of Sale: July 2024
 - Sale Price: \$1,000,000
 - Seller & Buyer Names:
 - Seller: Investor Equity Homes LLC
 - Buyer: Richmond American Homes of Nevada Inc.
 - Fee or Partial Interest: Fee simple
 - Nature of the Comparable Property: Density 1.60, RE and RD
 - Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

3. Comparable Property #3 from above-mentioned appraisal dated 1/27/2025
 - Location: Clark County, Nevada, APN 125-14-404-003, T-R-S: 19-60-14
 - Number of Acres: 5.00
 - Date of Sale: December 2024
 - Sale Price: \$2,000,000
 - Seller & Buyer Names:
 - Seller: Country Living Homes LLC
 - Buyer: Woodside Homes of Nevada, LLC
 - Fee or Partial Interest: Fee simple
 - Nature of the Comparable Property: Density 1.60, Residential Single-Family 20 (RS20)
 - Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

**SNPLMA ROUND 20 "OFF-CYCLE" MSHCP REAL PROPERTY ACQUISITION
OWNER WILLING SELLER STATEMENT**

Michelle Leiber
SNPLMA Program Manager – PTNA and MSHCP
BLM Southern Nevada District - SNPLMA Division
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130
mleiber@blm.gov

Mrs. Leiber:

I, Michael Braunstein Trust, am the legal owner of approximately 4.16 acres of real property known as **Acquisition of Urban Reserve Parcels ("Property 1")**, located at 7731 Balsam St., Las Vegas, NV 89131, Clark County, Nevada. The property legal description is attached, while the designated Clark County Assessor Parcel Numbers (APN) and acreage are itemized below.

125-15-603-005	0.69
125-15-603-006	0.46
125-15-603-007	0.47
125-15-603-008	0.47
125-15-603-009	0.46
125-15-603-010	0.46
125-15-603-011	0.46
125-15-603-012	0.69

I understand that my property is being nominated through an off-cycle nomination process for funding through the Southern Nevada Public Land Management Act (SNPLMA) for acquisition by Clark County (Entity) for mitigation to implement the Multi-Species Habitat Conservation Plan (MSHCP). I have read and signed the attached document entitled "*General Requirements - SNPLMA MSHCP Real Property Acquisition Process*" to confirm that I understand the basic federal requirements to be followed by the Entity to acquire the property through a *cooperative agreement* (federal financial assistance agreement) pursuant to the SNPLMA if approved by the Secretary of the Interior (Secretary).

I am willing to consider sale of the property for \$ 2,000,000 (purchase price) to the Entity according to applicable federal acquisition requirements if acceptable terms and conditions can be mutually agreed upon. I understand that the purchase price for the property will be determined by a federal approved appraisal prepared by a qualified professional appraiser according to industry-wide standards such as the Uniform Appraisal Standards for Professional Appraisal Practices (USPAP), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and state/local/regional governmental entity regulations. I understand that the SNPLMA will reimburse no more than fair market value of the property; and I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

Submittal of my property for acquisition nomination, and approval for funding by the Secretary, if provided, does not individually or together constitute an agreement for purchase of the property by the Entity. My signature below of this *Owner Statement* is proof of my willingness to consider sell of the property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from purchase consideration at any time and agree to timely notify the Entity if I decide to do so.

Michael Braunstein

Print Owner Name

owner

Print Owner Title

 3/6/26

Owner Signature and Date

Inst #: 20241127-0001552

Fees: \$42.00

RPTT: \$0.00 Ex #: 007

11/27/2024 10:12:52 AM

Receipt #: 5751044

Requestor:

Clark & Pike PLLC

Recorded By: SCHIABLE Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 125-15-603-005; 125-15-603-006;
125-15-603-007, 125-15-603-008;
125-15-603-009; 125-15-603-010;
125-15-603-011; and 125-15-603-012

RECORDING REQUESTED BY:

Clark & Pike PLLC

6910 S. Cimarron Rd., Ste. 240

Las Vegas, NV 89113

Attn: Christopher T. Clark, Esq.

WHEN RECORDED MAIL TO &

MAIL TAX STATEMENTS TO:

Michael Braunstein Trust

c/o Michael Braunstein, Trustee

1705 Calle de Espana

Las Vegas, NV 89102

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: Michael Craig Braunstein, a single man as his sole and separate property (“Grantor”), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **MICHAEL BRAUNSTEIN, as Trustee of the MICHAEL BRAUNSTEIN TRUST, dated January 13, 2020**, a trust, all of Grantor’s interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT “A”**

Commonly known as: Multiple APNs (Vacant Land), Nevada

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or in anywise appertaining and any reversions, remainders, rents, issues or profits thereof.

- Subject to: 1. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way now of record; and
2. Taxes for the current fiscal year.

IN WITNESS WHEREOF, I have hereunto set my hand this 27 day of November, 2024.



MICHAEL CRAIG BRAUNSTEIN

STATE OF NEVADA)
) ss:
 COUNTY OF CLARK)

This instrument was acknowledged before me on November 27, 2024, by MICHAEL CRAIG BRAUNSTEIN.

Seal:



Notary Public in and for said County and State



My appointment exp. Jan. 02, 2028

EXHIBIT "A"

Parcel 1:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 19 South, Range 60 East, M.D.M., described as follows:

Lots One (1), Two (2), Three (3), and Four (4) as shown by map thereof on file in File 84 of Parcel Maps, Page 9, in the Office of the County Recorder of Clark County, Nevada.

Parcel 2:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 19 South, Range 60 East, M.D.M., described as follows:

Lots One (1), Two (2), Three (3) and Four (4) as shown by map thereof on file in File 95 of Parcel Maps, Page 12, in the Office of the County Recorder, Clark County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 125-15-603-005
 b) 125-15-603-006
 c) 125-15-603-007
 d) 125-15-603-008 through 125-15-603-012

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Com'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Ins. #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property: \$ N/A
 Deed in Lieu of Foreclosure Only (value of property): (_____)
 Transfer Tax Value: \$ N/A
 Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *M. Brauns* Capacity: GRANTOR/GRANTEE

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: <u>Michael Craig Braunstein</u>	Print Name: <u>Michael Braunstein, Trustee of the Michael Braunstein Trust, dated January 13, 2020</u>
Address: <u>1705 Calle de Espana</u>	Address: <u>1705 Calle de Espana</u>
City: <u>Las Vegas</u>	City: <u>Las Vegas</u>
State: <u>Nevada</u> Zip: <u>89102</u>	State: <u>Nevada</u> Zip: <u>89102</u>

COMPANY REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Clark & Pike PLLC Escrow #: N/A
 Address: 6910 S. Cimarron Rd., Ste. 240 City, State, Zip: Las Vegas, NV 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

PROPERTY 2:

a) **Real Property Acquisition (and rights offered):** +/- 1.98 -acre fee simple (surface and subsurface estate), vacant land encompassing one parcel owned by Owl One, LLC, a Nevada limited-liability company. See enclosed owner willing seller statement.

b) **County Assessor Parcel Number(s) and Acreage:** 125-14-104-001 = 1.98 acres

c) **Legal Description:**

All interest in the following described real estate situated in the County of Clark, State of Nevada, to wit:

The northwest quarter (NW1/4) of the southwest quarter (SW1/4) of the northwest quarter (NW1/4) of the northwest quarter (NW1/4) of section 14, Township 19 South, Range 60 East, M.D.B.&M.

Excepting therefrom the north thirty (30) feet, the west fifty (50) and a spandrel area in the northwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities, and other public incidental purposes by Deed Recorded October 9, 1980, in Book 1292 of official records as Document No. 1253239.

d) **Asking Price Amount:** \$1,000,000 for Property 2.

See enclosed *market value conclusion* and *executive summary* of an appraisal report dated 1/3/2025 prepared by CBRE, Inc. on 1/27/2025. A complete copy of the appraisal is available upon request from the SNPLMA MSHCP Program Manager, as appropriate.

Property 2 is identified as *Parcel 1* within the subject appraisal. The Clark County Department of Real Property Management has confirmed that the asking price falls within a reasonable range given the current relevant market. Per SNPLMA requirements, actual offer price will be “fair market value” as determined by a federal approved appraisal, which could be either higher or lower than the nomination asking price. The attached appraisal contained some minor clerical errors. It misstates the property acreage as 2.50 acres (it is 1.98 acres).

e) **Known Hazardous Materials, Safety, Legal, or Other Liabilities:** There are no known hazardous materials, safety, or liability issues associated with the subject property.

f) **Deed Restrictions on the Property:** There are no known deed restrictions on the property.

g) **Occupancy or Use Rights Held by Others:** Property 2 consists of vacant, undeveloped land that is solely owned by Owl One, LLC, a corporation solely owned by one managing member, Michael Braunstein. There are no individuals living on the property. The land is not used for any agricultural, commercial, or personal purpose other than providing habitat for burrowing owl.

k) Rights to be Reserved: Title Exception #5 outlined in the *Fidelity National Title Group Preliminary Title Report* (Order # 42057005) effective 3/21/2025 at 7:30 a.m. (hereinafter referred as “Title Report-005”) as obtained by the Clark County Real Property Management for the respective property. Title Exception #5 of Title Report-005 refers to Patent 5958 reservations that are standard across all patents. Patent 5958 transferred to the patentee all surface rights including rights to precious metals (gold, silver, copper, etc.); and reserved to the United States leasable minerals (i.e., gas, coal, oil and oil shales) and a right-of-way for ditches, tunnels, and telephone and transmission lines. These reservations do not affect the Clark County DCP’s intended use of the property.

1. Third-party owned mineral rights: The preliminary title report did not reveal any third-party owned mineral rights. Mineral rights shall convey with the property upon transfer of ownership.
2. Third-Party Water Rights: There are no known third-party water rights related to the property. Water rights which are appurtenant to the land are presumed to be conveyed with the land.
3. Land Use Authorizations: Property 2 includes an area in the northwest corner of the parcel conveyed to Clark County, Nevada for roads, utilities, and other public incidental purposes. Per the legal description, this area is 30 feet on the north and 50 feet on the west. This will not impact the proposed acquisition. This area is the right-of-way, and fencing is not located within the right-of-way. See legal description and enclosed title report for more detail.
4. Identify Unacceptable Outstanding Rights: There are no identified unacceptable outstanding rights. The Deed of Trust (mortgage) on the property is an encumbrance that will be paid for by the owner through escrow and removed from the title report upon acquisition. See enclosed preliminary title commitment verifying that the subject property is acceptable, and that there are no liens or third-party claims against the property. The property’s title is clear of material defects and allows use of the property for the MSHCP purpose intended as written in this nomination. The seller has not provided any unrecorded documents for uses they have granted to others.

h) Access (to and from property): Ingress and egress are available to Property 2 via public roads Jo Marcy Drive to the north and N. Rainbow Blvd. to the west. The site perimeter is secured with cinderblock and chain-link fencing. The chain-link fencing on the north and west sides of the property is owned by Owl One, LLC (managed by Michael Braunstein); chain-link fencing on the east side of the property is owned by the landowner to the east (address 6715 Jo Marcy Drive). The south side cinderblock wall is owned by the housing community to the south. Legal access is available and sufficient.

i) Comparable Sales:

1. Comparable Property #1 from above-mentioned appraisal dated 1/27/2025
 - Location: Clark County, Nevada, APNs 125-10-402-014, 125-10-402-015, 125-10-402-016, 125-10-402-017, 125-10-412-001, 125-10-412-002, 125-10-412-003, 125-

10-412-004, 125-10-412-005, 125-10-412-006, 125-10-412-007, 125-10-412-008, 125-10-412-009, 125-10-412-010, T-R-S: 19-60-10

- Number of Acres: 7.50
- Date of Sale: June 2024
- Sale Price: \$3,500,000
- Seller & Buyer Names:
 - Seller: Investor Equity Homes LLC
 - Buyer: Richmond American Homes of Nevada Inc.
- Fee or Partial Interest: Fee Simple
- Nature of the Comparable Property: Density 1.87, RE and RD
- Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

4. Comparable Property #2 from above-mentioned appraisal dated 1/27/2025

- Location: Clark County, Nevada, APN 125-10-402-005, T-R-S: 19-60-10
- Number of Acres: 2.50
- Date of Sale: July 2024
- Sale Price: \$1,000,000
- Seller & Buyer Names:
 - Seller: Investor Equity Homes LLC
 - Buyer: Richmond American Homes of Nevada Inc.
- Fee or Partial Interest: Fee simple
- Nature of the Comparable Property: Density 1.60, RE and RD
- Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

5. Comparable Property #3 from above-mentioned appraisal dated 1/27/2025

- Location: Clark County, Nevada, APN 125-14-404-003, T-R-S: 19-60-14
- Number of Acres: 5.00
- Date of Sale: December 2024
- Sale Price: \$2,000,000
- Seller & Buyer Names:
 - Seller: Country Living Homes LLC,
 - Buyer: Woodside Homes of Nevada, LLC
- Fee or Partial Interest: Fee simple
- Nature of the Comparable Property: Density 1.60, RS20
- Buyer's Proposed/Intended Use for the Comparable Property if known: Unknown

**SNPLMA ROUND 20 "OFF-CYCLE" MSHCP REAL PROPERTY ACQUISITION
OWNER WILLING SELLER STATEMENT**

Michelle Leiber
SNPLMA Program Manager – PTNA and MSHCP
BLM Southern Nevada District - SNPLMA Division
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130
mleiber@blm.gov

Mrs. Leiber:

I, Owl One, LLC, am the legal owner of approximately 1.98 acres of real property known as **Acquisition of Urban Reserve Parcels ("Property 2")**, located at 7860 RAINBOW BLVD, Las Vegas, NV 89131, Clark County, Nevada. The property legal description is attached, while the designated Clark County Assessor Parcel Numbers (APN) and acreage are itemized below.

125-14-104-001

1.98

I understand that my property is being nominated through an off-cycle nomination process for funding through the Southern Nevada Public Land Management Act (SNPLMA) for acquisition by Clark County (Entity) for mitigation to implement the Multi-Species Habitat Conservation Plan (MSHCP). I have read and signed the attached document entitled "*General Requirements - SNPLMA MSHCP Real Property Acquisition Process*" to confirm that I understand the basic federal requirements to be followed by the Entity to acquire the property through a *cooperative agreement* (federal financial assistance agreement) pursuant to the SNPLMA if approved by the Secretary of the Interior (Secretary).

I am willing to consider sale of the property for \$ 1,000,000 (purchase price) to the Entity according to applicable federal acquisition requirements if acceptable terms and conditions can be mutually agreed upon. I understand that the purchase price for the property will be determined by a federal approved appraisal prepared by a qualified professional appraiser according to industry-wide standards such as the Uniform Appraisal Standards for Professional Appraisal Practices (USPAP), the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), and state/local/regional governmental entity regulations. I understand that the SNPLMA will reimburse no more than fair market value of the property; and I have the right to accept or reject the value established by that appraisal and that there is no negotiation of the appraised value.

Submittal of my property for acquisition nomination, and approval for funding by the Secretary, if provided, does not individually or together constitute an agreement for purchase of the property by the Entity. My signature below of this *Owner Statement* is proof of my willingness to consider sell of the property, but in no way creates an obligation to sell. I understand that I have the right to remove the property from purchase consideration at any time and agree to timely notify the Entity if I decide to do so.

Owl 1 LLC

Print Owner Name

President

Print Owner Title

R Braunstein 3/6/26

Owner Signature and Date

Michael Braunstein

Print Owner Name

President

Print Owner Title

MB 3/6/26

Owner Signature and Date

B. SNPLMA STRATEGIC PLAN VALUES

The proposed Acquisition of Urban Reserve Parcels project advances the goals and objectives of both the Clark County MSHCP and the SNPLMA Strategic Plan by sustaining the quality of the outdoor environment through proper resource management of sensitive biological resources while supporting community well-being and long-term land-use planning. Consistent with the SNPLMA Strategic Plan, the project directly supports the three core values of sustainability, connectivity, and community, as described below.

1. **Sustainability** – The proposed land acquisition promotes sustainability by ensuring proper resource management of land that provides occupied habitat for the western burrowing owl. Proper resource management of land plays a critical role in enhancing quality of life for human communities while safeguarding the integrity of biological ecosystems. By protecting this site from future development, the project reduces long-term human impacts on the environment, ensures proper resource management of habitat for native species, and supports continued environmental education opportunities.

Absent acquisition by the Clark County DCP, the properties would likely be sold and developed following transfer through the owner’s estate, resulting in permanent habitat loss. The properties are currently monitored and maintained through the USFWS’ Partners for Fish and Wildlife Program in collaboration with community organizations, including Red Rock Audubon Society, Boy Scout troops, Get Outdoors Nevada, and academic partners. This stewardship framework will be retained and strengthened following acquisition, ensuring long-term sustainability of resource stewardship outcomes.

2. **Connectivity** – The acquisition promotes connectivity by linking people to protected natural areas within an urban environment. By ensuring proper resource management of burrowing owl habitat and preventing incompatible development, the project maintains opportunities for the public to observe wildlife, engage in environmental learning, and connect with nearby open space. Existing perimeter fencing will be maintained to protect sensitive habitat while allowing appropriate public viewing and educational use.

The properties are already visited by members of the public for wildlife observation and photography, fostering a tangible connection between residents and their local environment. The acquisition presents a unique opportunity to ensure proper resource management of high-value habitat in an urban setting while expanding education and outreach opportunities that connect people not only to nature, but also to one another through shared resource stewardship interests. These efforts are complementary to ongoing education and outreach programs conducted by the Clark County DCP and will help extend resource stewardship messaging throughout the region.

3. **Community** – The acquisition promotes community by protecting the integrity of local biological communities while strengthening civic engagement and stewardship. The properties are currently monitored and maintained by community volunteers with technical assistance from the USFWS’ Partners for Fish and Wildlife Program. Past volunteer efforts have focused on habitat restoration and enhancement, including installation of protective fencing, construction of artificial burrows to increase nesting

opportunities, trash removal, weed control, remediation of unauthorized vehicle tracks, planting and seeding native vegetation, and hand watering of restoration plantings.

Permanent protection of this habitat creates a shared space where community members can unite around common environmental goals, fostering social connection and reinforcing land stewardship values. The Acquisition of Urban Reserve Parcels project will build lasting capacity for sustainable, community-driven conservation while strengthening connections between residents, their neighbors, and the natural environment. Future partnership opportunities may include continued volunteer maintenance, education, and outreach activities.

The acquisition is complementary to existing education and outreach efforts conducted by the Clark County DCP. Following acquisition, the County will continue to build upon the legacy of community stewardship through meaningful engagement that advances proper resource management, science education, and long-term community investment in natural resource protection.

C. PURPOSE STATEMENT

The Clark County DCP will acquire two high-value properties totaling approximately 6.14 acres of occupied western burrowing owl habitat in the northwest Las Vegas Valley as part of the Acquisition of Urban Reserve Parcels project. The acquired land will be incorporated into the Clark County Reserve System to permanently protect habitat, support advance mitigation under the proposed MSHCP Amendment, and facilitate efficient land-use planning that supports long-term economic growth and community well-being.

D. PROJECT DELIVERABLES

1. Primary Deliverables:
 - a. Fee simple acquisition of +/- 4.16 acres encompassing 8 land parcels.
 - b. Fee simple acquisition of +/- 1.98 acres encompassing one land parcel.
2. Anticipated Deliverables:

None
3. Standard Deliverables:
 - a. Title commitment/preliminary title report
 - b. Phase 1 Environmental Site Assessment
 - c. Appraisal review and approval
 - d. SNPLMA close-out package.

E. PROJECT LOCATION

Property(s) Site Address:

- Property 1 (~4.16 acres): 7731 Balsam St, Las Vegas, Nevada 89131
- Property 2 (~1.98 acres): 7860 Rainbow Blvd, Las Vegas, Nevada 89131

Legal Description:

Property 1:

That portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 19 South, Range 60 East, M.D.M., described as follows:

Lots One (1), Two (2), Three (3) and Four (4) as shown by the map thereof on file in File 84 of Parcel Maps, Page 9, in the Office of the County Recorder of Clark County, Nevada.

Lots One (1), Two (2), Three (3), and Four (4) as shown by map thereof on file in File 95 of Parcel Maps, Page 12, in the Office of the County Recorder, Clark County, Nevada.

Property 2:

All interest in the following described real estate situated in the county of Clark, state of Nevada, to wit:

The northwest quarter (NW 1/4) of the southwest quarter (SW 1/4) of the northwest quarter (NW 1/4) of the northwest quarter (NW1/4) of section 14, township 19 south, range 60 east, M.D.B.&M.

Excepting therefrom the north thirty (30) feet, the west fifty (50) and a spandrel area in the northwest corner of the property as conveyed to Clark County, Nevada, for roads, utilities, and other public incidental purposes by deed recorded October 9, 1980, in book 1292 of official records as document no. 1253239.

Said property being also known as Lot one (1) as shown on the certificate of land division recorded October 9, 1980, in book 1294 of official records as document no, 1253238.

Clark County Assessor Parcel Numbers (APN) by Property:

T-R-S	APN	Acres	Property Ownership	Recorded Document	Date Recorded	Site Address
Property 1:						
19-60-15	125-15-603-005	0.69	Braunstein Michael Trust	20241127:01552	11/27/2024	7731 Balsam St
19-60-15	125-15-603-006	0.46	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-007	0.47	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-008	0.47	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-009	0.46	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-010	0.46	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-011	0.46	Braunstein Michael Trust	20241127:01552	11/27/2024	""
19-60-15	125-15-603-012	0.69	Braunstein Michael Trust	20241127:01552	11/27/2024	""
Subtotal Acres		4.16				
Property 2:						
19-60-14	125-14-104-001	1.98	Owl One, LLC	20151210:0001305	12/10/2015	7860 Rainbow Blvd
Subtotal Acres		1.98				
Total Acres		6.14	Acquisition of Urban Reserve Parcels			

Latitude and Longitude:

- Property 1: 36.300024°, -115.244719°
- Property 2: 36.302938°, -115.242147°

Congressional District:

- Property 1: Nevada District 4
- Property 2: Nevada District 4

F. PROJECT TIMEFRAME

The project timeframe is anticipated to take the standard 3 years from receipt of the federal financial assistance award (cooperative agreement) to project closeout.

Year 1:**SNPLMA Cooperative Agreement/Federal Environmental & Sec. 106 Compliance**

- Develop project workplan in SMART.
- Conduct pre-work site visit with SNPLMA Project Manager.
- Coordinate with the BLM on any required environmental review and Sec.106 compliance.
- Respond to the BLM Notice of Intent to award federal financial assistance.
- Obtain the BLM executed federal financial assistance award (cooperative agreement).
- Request to initiate project and SNPLMA Notice to Proceed.
- Obtain updated Willing Seller Statement and Permission to Enter documentation.

Real Property Inspection and Assessments

- Relocation Eligibility Assessment per the Uniform Relocation Act.
- Title Evidence Review and Resolve Title/Encumbrance Issues.
- Conduct Initial Site Inspection and Prepare Inspection Report.
- Prepare itemized comments on Title Report Exceptions.
- Legal Land Description Review/Boundary Assessment.
- Initial Environmental Site Assessment Questionnaire/Site Conditions Observations.
- Develop scope of work and solicit services for Phase I Environmental Site Assessment.
- Obtain the BLM Environmental Professional Review Concurrence on Phase I Environmental Site Assessment.

Year 2:**Appraisal and Purchase Agreement**

- Appraisal Request Worksheet and IVIS Request.
- Appraisal scope of work per Department of Interior (DOI), Appraisal & Valuation Services Office (AVSO).
- Solicit appraisal services and execute contract.
- Pre-Work Appraisal Conference.
- Appraiser Site Inspection and Appraisal Report.
- Appraisal Review by DOI, AVSO.

- Obtain SNPLMA Division Review and Acceptance of Appraisal.
- Issue Letter of Intent to Purchase.
- Draft Purchase & Sale Agreement (PSA) and Escrow Closing Instructions.
- Draft Deed (include SNPLMA non-revocable restrictive covenant language).
- Coordinate legal counsel review (e.g., Title Report Exceptions, PSA, Deed).

Year 3:

Final Title Review and Close of Escrow

- Forward PSA, Escrow Closing Instructions and Deed to Seller for Review Acceptance.
- Conduct Final Site Inspection with SNPLMA Project Manager.
- Pro forma and Title Insurance Policy with liability coverage equal to purchase price.
- Statement of Assurance from recipient affirming acceptable exceptions in title policy.
- Miscellaneous Escrow Documents and Deed Recording.

Project Closeout

- Reconcile project file, financial expenditures, and unliquidated obligations.
- Update SMART final annual accomplishments and performance measures.
- Submit final financial report (SF-425) and performance narrative via Grant Solutions.
- Submit closeout request package (minimum of 60 days prior to POP end date).

G. LEVEL OF PROJECT READINESS

Is the nomination shovel ready, yes or no, explain: No. Clark County has obtained preliminary title reports for both properties. Phase 1 Environmental Site Assessments and federal appraisals for both properties will be completed after funds are awarded.

Identify all funding resources for the project: This project is intended to be fully federally funded pursuant to the SNPLMA. Clark County does not have other non-federal funding sources secured or planned for this project.

H. FUTURE OPERATIONS AND MAINTENANCE

Acquired properties will be placed into permanent protection within the Clark County Reserve System. By acquiring and enrolling these properties as part of the Reserve System, the Clark County DCP will be required, per the terms of its Section 10(a)(1)(B) permit in addition to the requirements of the SNPLMA Implementation Agreement, to provide for the management of these properties in perpetuity. This action will ensure that existing burrowing owl habitat is permanently maintained.

I. PROJECT BUDGET

The nominating entity is requesting \$3,058,550 in total SNPLMA funds for the overall project costs to acquire the offered properties as outlined below and in Appendix 1:

Amount	Purpose
\$2,000,000	Property 1 (+/- 4 acres) Owner Asking Price
\$1,000,000	Property 2 (+/- 2 acres) Owner Asking Price

\$58,550	Costs for acquisition processing/escrow/closing
\$3,058,550	Total SNPLMA Funding Requested

Cost-Benefit Analysis:

The Acquisition of Urban Reserve Parcels project yields substantial public benefits that outweigh the costs of acquisition. The project presents a unique opportunity to ensure proper resource management of occupied western burrowing owl nesting habitat within an urban environment while simultaneously providing long-term community, educational, and economic value. In addition to directly supporting proper resource management of a sensitive species, the acquisition supports education and outreach opportunities that strengthen community connections to nature. Although the benefits of environmental education and outreach are difficult to quantify, studies consistently show that such efforts enhance science education, improve academic performance among youth, and foster long-term stewardship values. The project complements ongoing education and outreach efforts conducted by the Clark County DCP and expands the County’s ability to engage residents in meaningful wildlife resource stewardship initiatives.

The acquisition also supports the long-standing economic success of the Clark County MSHCP and its associated incidental take permit, which have provided a streamlined and predictable pathway for non-federal development to comply with the Endangered Species Act for more than two decades. According to a 2017 economic analysis, implementation of the MSHCP has supported an estimated annual average of 1,974 jobs (31,587 cumulative person-years of employment), generated approximately \$1.6 billion in labor income (2017 dollars), and contributed \$4.7 billion in economic output since the program’s inception in 2001. The Acquisition of Urban Reserve Parcels project has been identified as advance mitigation under the proposed MSHCP Amendment and is a key component of the resource management strategy for the western burrowing owl, as well as associated public outreach and education efforts. While representing one component of the broader MSHCP Amendment application, this acquisition strengthens the foundation necessary to sustain the program and its associated economic benefits for an additional 50 years.

Beyond its direct resource stewardship and community benefits, the project represents a cost-effective investment that may help avoid substantially higher future regulatory and fiscal costs. The western burrowing owl is currently designated as a Sensitive Species by the BLM and as a National Bird of Conservation Concern by the USFWS. Continued habitat loss within urban environments is a recognized risk factor that could contribute to future consideration of the species for listing under the Endangered Species Act. Proactive acquisition and long-term protection of occupied nesting habitat reduces threats to the species and supports resource stewardship that may lessen the likelihood of future federal listing. Avoiding a potential Endangered Species Act listing would help avoid significant public and private costs associated with additional resource stewardship measures, expanded permitting requirements, project delays, and increased compliance burdens for local governments, infrastructure developers, and the development community.

By investing in advance mitigation now, the Acquisition of Urban Reserve Parcels project promotes regulatory certainty, reduces long-term public expenditures, and protects the region’s economic vitality. These outcomes are directly aligned with the President’s priorities to deliver

housing and infrastructure efficiently, reduce unnecessary regulatory costs, and advance durable, community-centered resource stewardship.

Partnership and/or Contributed Funds:

The Clark County DCP elects to use funding under this Cooperative Agreement for acquisition costs only. All Clark County personnel expenses related to management of the cooperative agreement will be provided as gratuitous services and are donated contributions pursuant to 2 CFR 200.434. Clark County personnel expected to be involved in the oversight, management, and processing of the proposed acquisition project include:

Authorized Officer, Operations Manager

- Cooperative Agreement oversight

DCP Program Director, Principal Environmental Specialist

- Acquisition oversight
- Oversight of staff resources, reporting, and cooperative agreement

DCP Project Manager/Environmental Specialist

- Coordinate with landowner
- Develop scope of work and solicit services for Phase I ESA
- Coordinate with Real Property Management Real Estate Administrator
- Prepare SNPLMA reports

Real Property Management Real Estate Administrator

- Order title reports
- Review and comment on Title Report Exceptions
- Order appraisal reports
- Review appraisal reports
- Prepare offer letter
- Facilitate purchase, escrow and closing

DCP Grants and Contracts, Senior Management Analyst

- Primary SNPLMA Point of Contact
- Review and submit SNPLMA reports

DCP Budget Officer, Senior Management Analyst

- Review and approve financial expenditures

DCP Budget Finance support, Administrative Specialist

- Prepare and submit financial reports

Because SNPLMA legislative authority do not require a cost sharing or matching requirement pursuant to 2 CFR 200.306, Clark County DCP elects to not include these expenses in the Cost Share column of the budget.

J. KEY CONTACTS

Authorized Officer

John Hill, Operations Manager, Clark County Department of Environment and Sustainability

Jhill@clarkcountynv.gov

(702) 455-0150

Program Director

Kimberley Goodwin, Principal Environmental Specialist, Clark County Department of Environment and Sustainability, DCP

Kimberley.goodwin@clarkcountynv.gov

(702) 455-5529

Project Manager

Elizabeth Herrmann, Environmental Specialist, Clark County Department of Environment and Sustainability, DCP

Elizabeth.Herrmann@clarkcountynv.gov

(702) 455-2722

Budget Officer

Dan Hoover, Senior Management Analyst, Clark County Department of Environment and Sustainability

dhoover@clarkcountynv.gov

(702) 455-3637

Primary SNPLMA Point of Contact

Esther Criss, Senior Management Analyst, Clark County Department of Environment and Sustainability, DCP

Esther.criss@clarkcountynv.gov

(702) 455-3554

K. ORDERS AND PRIORITIES

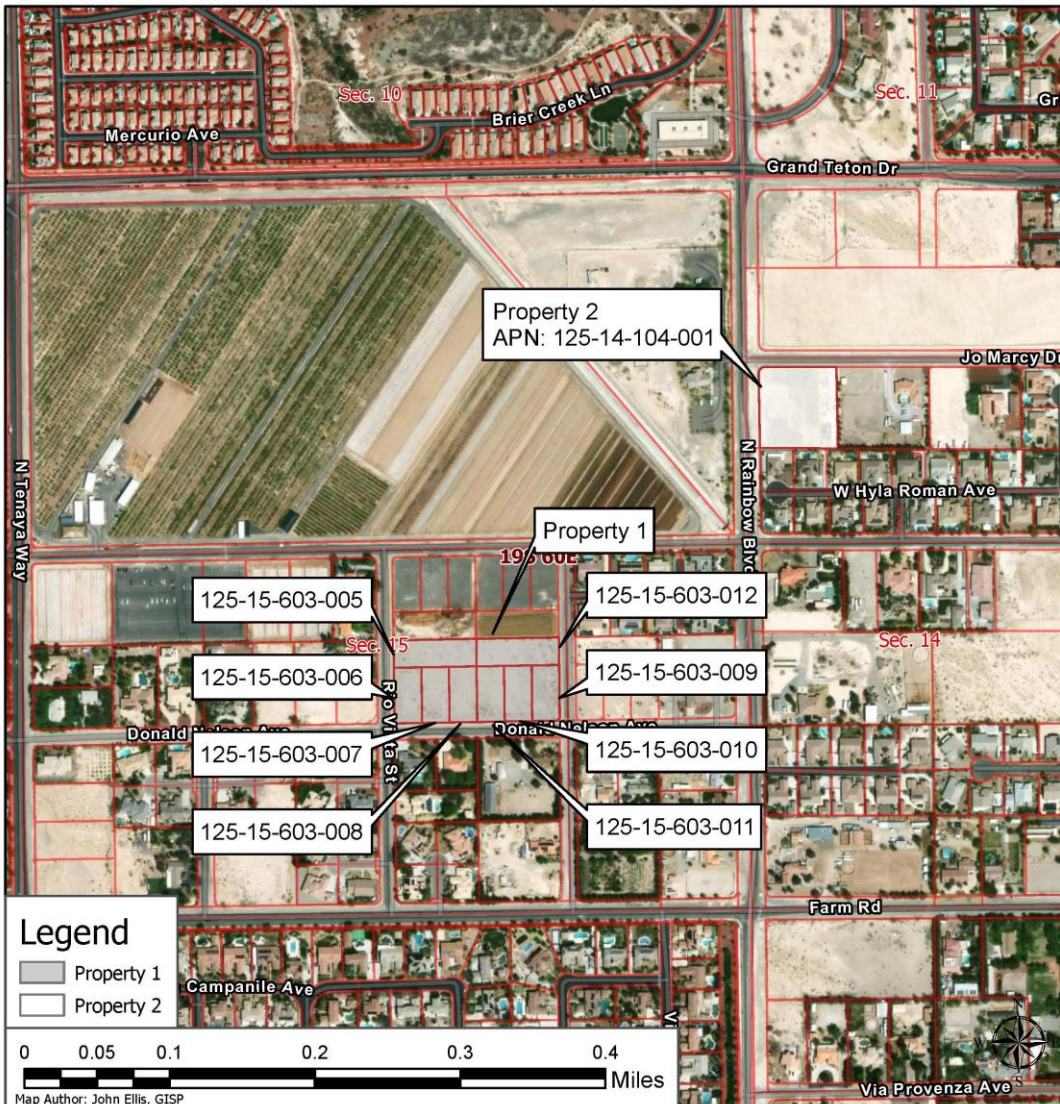
A. Executive Orders (EO):

- EO No. 14162: Putting America First in International Environmental Agreements
Not applicable.
- EO No. 14177: President's Council of Advisors on Science and Technology
Not applicable.
- EO No. 14181: Emergency Measures To Provide Water Resources in California and Improve Disaster Response in Certain Areas
Not applicable.
- EO No. 14191: Expanding Educational Freedom and Opportunity for Families
Not applicable.
- EO No. 14308: Empowering Commonsense Wildfire Prevention and Response
Not applicable.
- EO No. 14314: Making America Beautiful Again by Improving Our National Parks
Not applicable.

B. Secretarial Orders (SO)

- SO 3434 - Strengthening Coordination with Gateway Communities
Not applicable.
- SO 3435 - Implementation of the Expanding Public Lands Outdoor Recreation Experiences Act
Acquiring this land will ensure protection of the burrowing owl habitat. Once these properties have been acquired and incorporated into the Clark County Reserve System, we will engage with the public and increase outreach opportunities through education and volunteer events.
- SO 3438 - Managing Federal Energy Resources and Protecting the Environment Not applicable.
- SO 3442 - Land and Water Conservation Fund Implementation by the U.S. Department of the Interior
Not applicable.
- SO 3426 - Ensuring National Parks Are Open and Accessible
Not applicable.

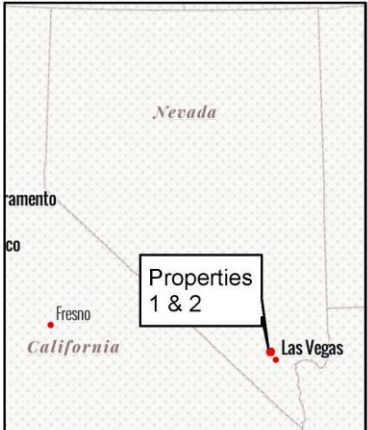
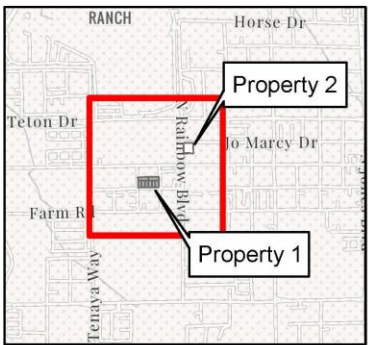
Aerial Map



Clark County MSHCP
Desert Conservation Program

Acquisition of Urban
Reserve Parcels
February 2026

Parcel Map



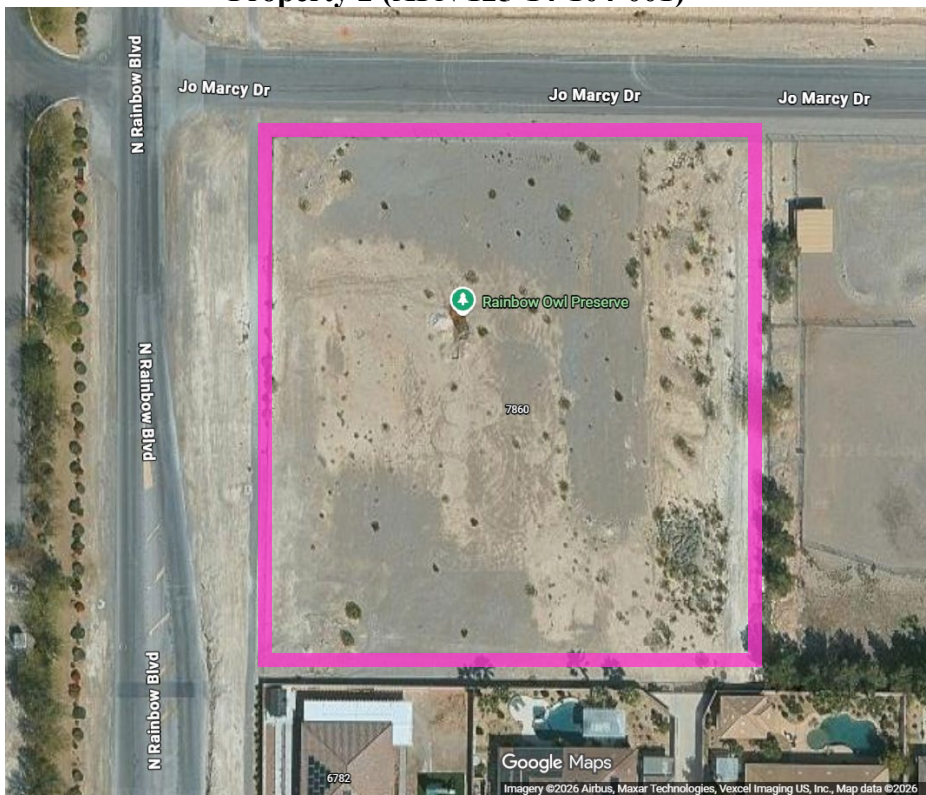
Eri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri Community Maps Contributors, Clark County Dept of Aviation, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Clark County Dept of Aviation, California

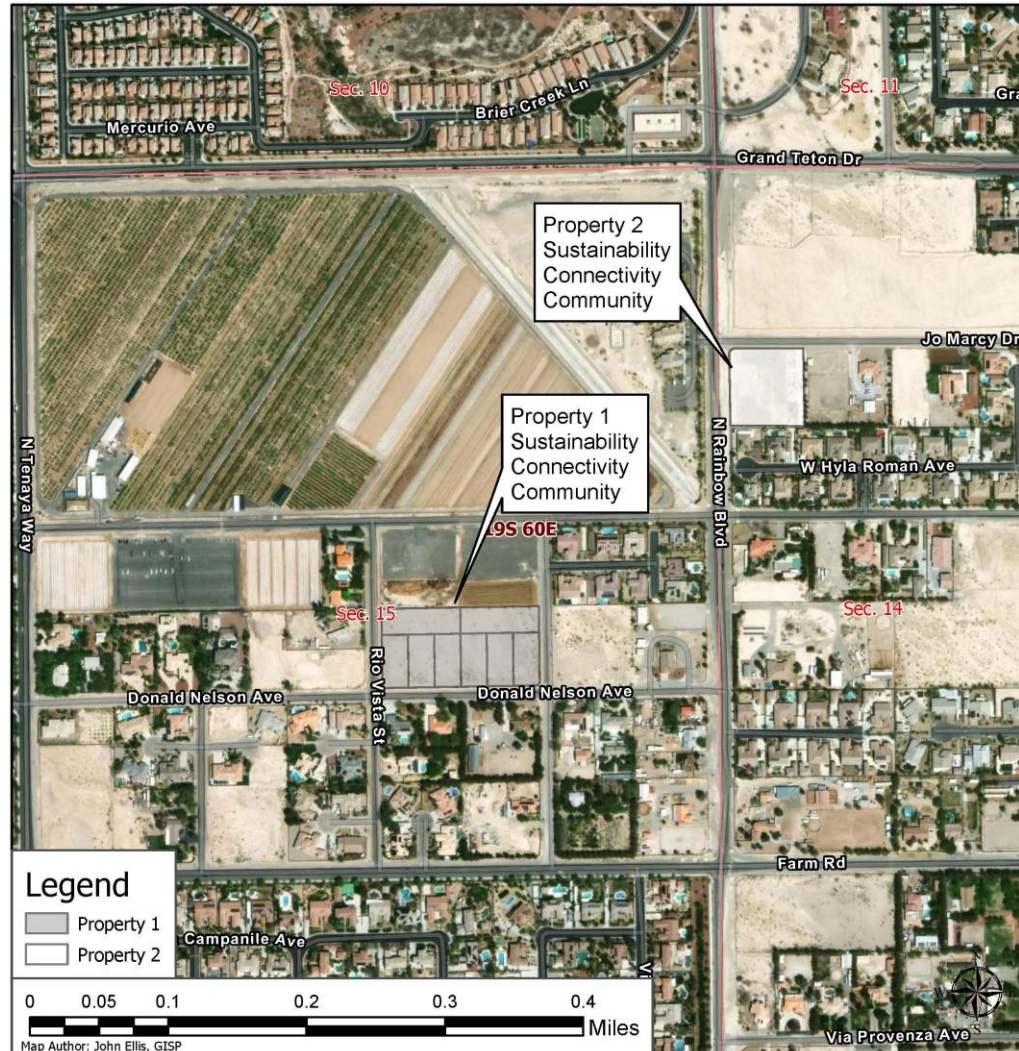
Aerial Property Maps

Property 1 (APNS 125-15-603-005 through -012)



Property 2 (APN 125-14-104-001)

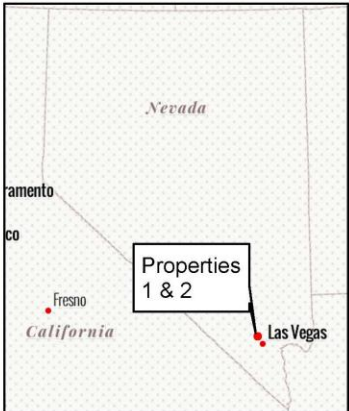
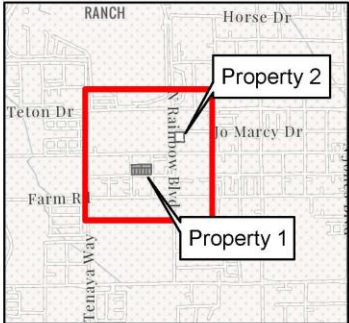




Clark County MSHCP
Desert Conservation Program

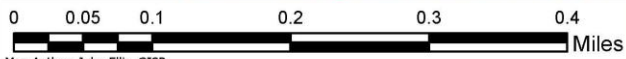
Acquisition of Urban
Reserve Parcels
February 2026

Strategic Plan Values Map



Legend

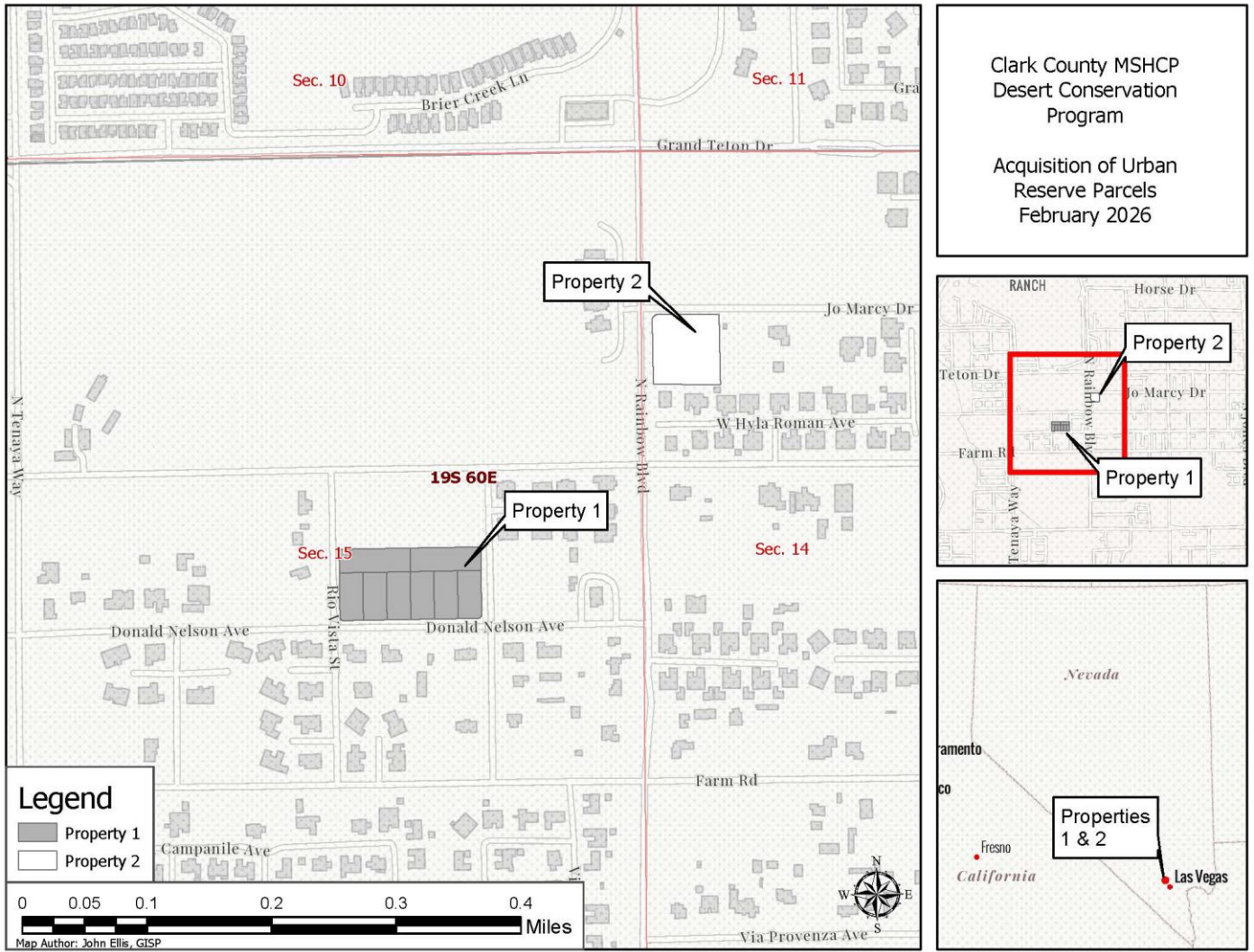
- Property 1
- Property 2



Map Author: John Ellis, GISP

Esi, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri Community Maps Contributors, Clark County Dept of Aviation, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Clark County Dept of Aviation, California

Location Map



This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T19S R60E SEC. 15 MAP S 2 NE 4 125-15-6

CLARK COUNTY NEVADA

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6 LOT NUMBER
- GL5 GOV. LOT NUMBER

099	100	101
126	125	124
137	138	139

Scale: 1" = 200'

Rev: 1/8/2019



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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
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- GL5 GOV. LOT NUMBER

BOOK T19S R60E

SEC. 14

MAP N 2 NW 4

125-14-1

099	100	10110
126	125	12412
137	138	13914

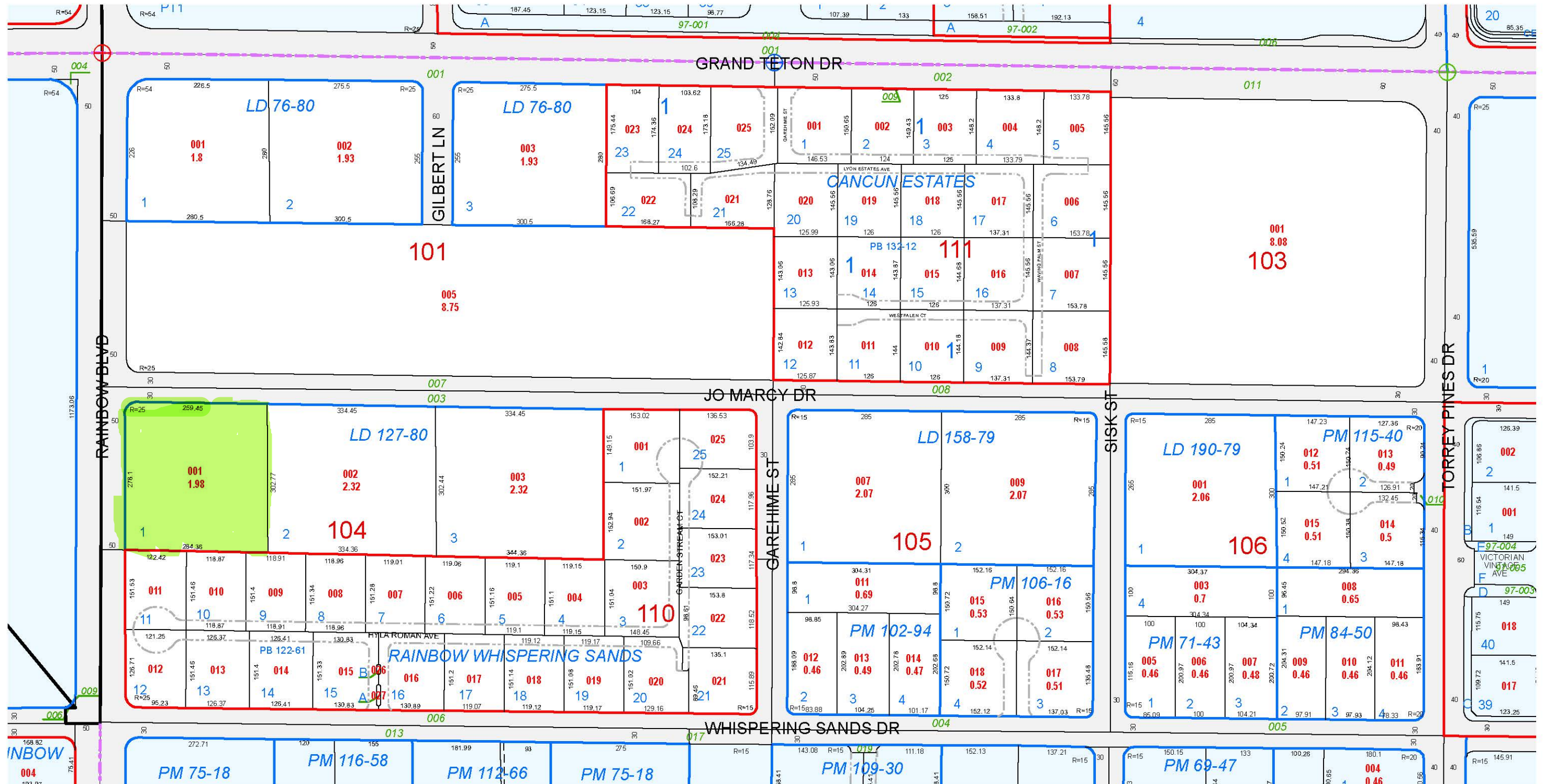
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7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



Scale: 1" = 200'

Rev: 3/22/2021



M. PHOTOS

Acquisition of Urban Reserve Parcels Photos



Figure 1: Property 1 - looking northwesterly across parcels.



Figure 2: Property 1 - USFWS scope focused on burrowing owl.



Figure 3: Property 2 – looking easterly across the parcel.



Figure 4: Burrowing owl roosting adjacent to occupied burrows on Property 2, looking south.



Figure 5: Property 1 - Burrowing owl chicks, in front of burrow.



United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Southern Nevada District Office
4701 N. Torrey Pines Drive
Las Vegas, Nevada 89130
<http://www.blm.gov/nevada>

In Reply Refer To:
2710 (NVS00000)

March 3, 2026

Ms. Kimberley Goodwin
Principal Environmental Specialist
Desert Conservation Program
Clark County Department of Environment and Sustainability
4701 W. Russel Road, Suite 200
Las Vegas, NV 89118
Email: Kimberley.Goodwin@ClarkCountyNV.gov

Dear Ms. Goodwin:

This correspondence acknowledges the participation of Clark County's (County) Desert Conservation Program participation in the Southern Nevada Public Land Management Act (SNPLMA) Multi-Species Habitat Conservation Plan (MSHCP) off-cycle land acquisition nomination consultation held on January 15, 2025, with the Bureau of Land Management (BLM). Additional consultation with the BLM took place on February 19, 2026, to review an updated nomination. I would like to thank the County for their continued partnership in the SNPLMA program for MSHCP projects for public benefit.

The County has met the BLM consultation requirement concerning the project nomination as described below.

Clark County Proposed Acquisition of Urban Reserve Parcels – This proposal is to acquire two private properties located within the northwest part of the Las Vegas Valley disposal boundary, in Clark County, Nevada, as described below:

- **Property 1:** +/- 4.16 acres situated within MDM: T. 19 S., R. 60 E., sec. 15, o SWNWSENE, SENWSENE. This property encompasses 8 parcels identified as Clark County assessor parcel numbers (APN) 125-15-603-005, 125-15-603-006, 125-15-603-007, 125-15-603-008, 125-15-603-009, 125-15-603-010, 125-15-603-011, and 125-15-603-012.o
- **Property 2:** +/-1.98 acres situated within MDM: T. 19 S., R. 60E., sec. 14, o NWSWNWNW. This property is identified as Clark County APN 125-14-104-001.o

Pursuant to the Act of June 16, 1880: Nevada-Lieu Selection (21 Stat. 287), these properties were originally granted to the State of Nevada in lieu of the state selection of the sixteenth and thirty-sixth sections. The lands transferred to the state included all right, title and interest of the United States. BLM understands that the County will verify during a title review that the subsurface rights will be conveyed along with surface ownership.

Funding from SNPLMA will enable the County to acquire these properties and enter them into the Clark County Reserve System. The acquisition supports the objectives of SNPLMA and Clark County's MSHCP. On February 19, 2026, BLM held a follow-up meeting with Clark County to consult on the updated nomination. The consultation confirmed that there are no impacts to BLM-managed lands.

Should this proposal be selected to receive SNPLMA funding, compliance with Section 106 of the National Historic Preservation Act (NHPA) will be required. An initial assessment of the project indicates that a cultural survey is not required based on a NHPA Section 106 review that was conducted by the U.S. Fish and Wildlife Service in 2015. However, project coordination with BLM archaeologists is required to complete the Section 106 cultural review.

If you have any questions or comments regarding the consultation meeting, please contact Stephen Leslie, Assistant Field Manager, Division of Resources at 702-515-5054 or sleslie@blm.gov.

Any questions on the SNPLMA MSHCP program please contact Noelle Glines Bovio, 725-301-6912 or nglinesbovio@blm.gov; or Michelle Leiber, 702-515-5168 or mleiber@blm.gov.

Sincerely,



Digitally signed by
MICHAEL CHATTERTON
Date: 2026.03.03
12:00:42 -08'00'

M. Ryan Chatterton
Acting District Manager

e-cc: Bruce Sillitoe, Field Manager, Las Vegas Field Office
Noelle Glines Bovio, Project Manager, Nevada State Office
Michelle Leiber, SNPLMA Program Manager, SNPLMA Division

N. PERFORMANCE MEASURES

SNPLMA ROUND 20 NOMINATION Multi-Species Habitat Conservation Plan

Performance Measures

SNPLMA FY2020-FY2024 STRATEGIC PLAN GOAL 1: Sustain the Quality of the Outdoor Environment by Conserving, Preserving, and Restoring Natural and Cultural Resources		
Performance Measures for Habitat Enhancement	Definition of Performance Measure	Quantity
H15- Number of Conservation Actions Implemented for Non-Listed Species	Report the number of individual conservation actions for species not listed under the Endangered Species Act. Note: One distinct action repeated 5 times over the course of the project would report as 1 action, not 5. The same conservation action conducted at distinct sites can be counted once for each site (this does not apply to individual plots within one single project site). The number of acres over which the actions were taken are reported under either H4 or H6. Report each action as one unit.	1
H18 - MSHCP Land Acquired	Report acres of land acquired in fee for purposes consistent with implementation of the Clark County Multiple Species Habitat Conservation Plan. Do not report acres of easements or rights of way that encumbered the property when acquired. Report to the nearest whole acre.	6

APPENDIX 1.

**SNPLMA Round 20 Off-Cycle Land Acquisition
PROJECT BUDGET DETAIL & NARRATIVE
Multi-Species Habitat Conservation Plan**

Project Name: Acquisition of Urban Reserce Parcels

Entity Name: Clark County Desert Conservation Program **Date:** 3/9/2026

SNPLMA Category: MSHCP **GS-Applicant#:** _____

POC Name: Esther Criss **POC Title:** Senior Management Analyst

POC Email: esther.criss@clarkcountynv.gov **POC Phone:** 702-455-3554

Budget Cost Categories (SF424A)	SNPLMA Funds	Cost Share Funds
1) Personnel	\$ -	\$ -
2) Fringe Benefits	\$ -	\$ -
3) Travel	\$ -	\$ -
4) Equipment	\$ -	\$ -
5) Supplies	\$ -	\$ -
6) Contractual	\$ 3,058,550	\$ -
7) Construction	\$ -	\$ -
8) Other (e.g., training)	\$ -	\$ -
Total Direct Costs (sum of 1 through 8)	\$ 3,058,550	\$ -
9) Indirect Charges	\$ -	\$ -
TOTAL BUDGET (Direct & Indirect Costs)	\$ 3,058,550	\$ -

Notes: Contractual costs of \$3,058,550 are requested for Acquisition of Urban Reserve Parcels. Estimated costs include acquisition costs for both properties (\$2,000,000 for property 1 and \$1,000,000 for property 2), as well as costs for phase 1 environmental site assessments, title reports, and federal appraisals. Actual purchase price for properties will not exceed fair market value as assessed via federal appraisal. Contractors will be solicited and selected based on procurement procedures outlined in 2 CFR 200 and Clark County's procurement directives.