PAHRUMP FAIRGROUNDS UPDATE

TIM SUTTON – TOWN MANAGER
HOW IT ALL BEGAN...

The United States of America

To all to whom these presents shall come, greeting:

N-61466

WHEREAS

Town of Pahump

is entitled to a land patent pursuant to the Act of June 14, 1926, as amended (43 U.S.C. 809-909-d) and Public Law 105-277, for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 54 E.,
sec. 32, Lots 2, 4, 5, 6, 7, 8,
sec. 33, Lots 3, 5, 6, 9, 11, 14, 16, NE1SW4, NW1SW4.

Containing 427.24 acres.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto the Town of Pahump, the land described above, TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, that may belong, unto the Town of Pahump, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945);

2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

Patent Number 27 - 99 - 99999
THERE’S ALWAYS A CATCH

• On September 14, 1999, the Town of Pahrump received a Congressional land patent (deed) for the Fairgrounds Property subject to certain restrictions:
  • Existing rights-of-way for ditches or canals
  • All mineral deposits

• Reversionary Interest
  • “Provided that title shall revert to the United States upon a finding that [...] the patentee attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed [...] or the patentee has failed to follow the approved development plan or management plan.”
CONTEMPLATED USES

• Rodeo Arena
• Equestrian Trail
• Ball fields (soccer, softball, little league, basketball)
• 9-hole golf course
• Indoor recreation and convention center
• Roadside rest stop
• Firearms training complex
• Archery range
FIRST PLANS
FIRST PLANS
FIELD OF DREAMS
ADVENTURE SPRINGS
TIM BOHANNON PROPOSAL

A. Initial Project
A1. OHV
A2. Water Treatment / Run-off
A3. Balloon Area
A4. Helo Pad
A5. Midway

B. Phase 1 - Agriculture Develop (NVSA)
B1. Training Center / Barns (500+)
B2. Equine Education
B3. Rodeo Arena (300’ x 300’)
B4. EDU - 4HFFA (3-125’ x 300’)
B5. Veterinary Hospital
B6. Tack Sales

C. Phase 2 - Agriculture Develop (NVSA)
C1. Racetrack w/Grandstands, Paddock, Bleachers, and more
C2. Racino
C3. Parking

D. Phase 3 - Retail / Residential (Gavish)
D1. Equine Residential
D2. Truck Stop
D3. Strip Center and Residential Retail

E. Phase 4 - Office Development (BOCC)
E1. Each box represents a 4-acre plot for buildings and parking.
E2. RV Campgrounds
CURRENT PROPOSAL

CONCEPTUAL PLANS
PAHRUMP FAIRGROUNDS
MAY 11, 2022
OHV PARK

• Groundbreaking held on March 19, 2022
CDBG FUNDING

- Water and Well System - $500,000
- Sewer and Wastewater System - $147,225
- Environmental Assessment - $50,000
- Drainage Study and Flood Control Design Plan - $124,000
- Detention Basin - $411,950
COMMUNITY CENTER
WATER RIGHTS TRANSFER PROTEST

• In November of 2018, the Town attempted to transfer water rights to support the Town operating a municipal water system at the Fairgrounds property.

• Great Basin Water Company filed a protest with the State Water Engineer claiming that the Fairgrounds property is within their service territory and they had exclusive rights to provide service to the Fairgrounds.

• We argued that as a local government entity we are authorized to run a municipal water service wherever we want to, even within a private, regulated utility’s service territory.

• Long story short...
IN THE OFFICE OF THE STATE ENGINEER
OF THE STATE OF NEVADA

IN THE MATTER OF APPLICATIONS
88525, 88526, AND 88527 FILED TO
CHANGE THE POINT OF DIVERSION AND
PLACE OF USE OF A PORTION OF THE
UNDERGROUND WATERS PREVIOUSLY
APPROPRIATED UNDER PERMIT 21564,
CERTIFICATE 7024; AND THE WATER
PREVIOUSLY APPROPRIATED UNDER
PERMITS 76588 AND 75281, WITHIN THE
PAHRUMP VALLEY HYDROGRAPHIC
BASIN (162), NYE COUNTY, NEVADA.

RULING
#6514

GENERAL

I.
Application 88525 was filed on November 30, 2018, by Unincorporated Town of Pahrump, to change 0.085 cubic feet per second (cfs), not to exceed 69.0 acre-feet annually (aft), a portion of water from an underground source previously appropriated under Permit 21564, Certificate 7024 for quasi-municipal purposes. The proposed point of diversion is located at 3771 South Fox Avenue, Pahrump, Nevada, Nye County APN 041-283-36 located in the Unincorporated Town of Pahrump, Nevada, and as more particularly described in Application 88525. The existing point of diversion is located at 15 NV-Highway 160, Pahrump, Nevada, Nye County APN 035-121-15 and as more particularly described in Permit 21564, Certificate 7024.
LANDS BILL

- For decades, Nye County has been working with the federal government to update its Resource Management Plan (RMP) which sets forth specific uses for federal land within a region.
- These efforts have stalled due to federal staff turnover, change in federal administration, shifting federal priorities, etc.
- Nye County recently submitted a Congressional Lands Bill package to the Nevada delegation requesting various things.
- Most notably for today is the removal of the reversionary interest preventing us from commercial uses at the Fairgrounds.
- Once removed, the path would be clear to begin commercial development along the highway to provide a source of revenue for further buildout.
QUESTIONS?