

Calendar No. 646

110TH CONGRESS
2D SESSION**S. 1377****[Report No. 110-294]**

To direct the Secretary of the Interior to convey to the City of Henderson, Nevada, certain Federal land located in the City, and for other purposes.

IN THE SENATE OF THE UNITED STATES

MAY 14, 2007

Mr. REID (for himself and Mr. ENSIGN) introduced the following bill; which was read twice and referred to the Committee on Energy and Natural Resources

APRIL 10, 2008

Reported by Mr. BINGAMAN, without amendment

A BILL

To direct the Secretary of the Interior to convey to the City of Henderson, Nevada, certain Federal land located in the City, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Southern Nevada Lim-
5 ited Transition Area Act”.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) CITY.—The term “City” means the City of
4 Henderson, Nevada.

5 (2) SECRETARY.—The term “Secretary” means
6 the Secretary of the Interior.

7 (3) STATE.—The term “State” means the State
8 of Nevada.

9 (4) TRANSITION AREA.—The term “Transition
10 Area” means the approximately 502 acres of Fed-
11 eral land located in Henderson, Nevada, and identi-
12 fied as “Limited Transition Area” on the map enti-
13 tled “Southern Nevada Limited Transition Area
14 Act” and dated March 20, 2006.

15 **SEC. 3. SOUTHERN NEVADA LIMITED TRANSITION AREA.**

16 (a) CONVEYANCE.—Notwithstanding the Federal
17 Land Policy and Management Act of 1976 (43 U.S.C.
18 1701 et seq.), on request of the City, the Secretary shall,
19 without consideration and subject to all valid existing
20 rights, convey to the City all right, title, and interest of
21 the United States in and to the Transition Area.

22 (b) USE OF LAND FOR NONRESIDENTIAL DEVELOP-
23 MENT.—

24 (1) IN GENERAL.—After the conveyance to the
25 City under subsection (a), the City may sell, lease,
26 or otherwise convey any portion or portions of the

1 Transition Area for purposes of nonresidential devel-
2 opment.

3 (2) METHOD OF SALE.—

4 (A) IN GENERAL.—The sale, lease, or con-
5 veyance of land under paragraph (1) shall be
6 through a competitive bidding process.

7 (B) FAIR MARKET VALUE.—Any land sold,
8 leased, or otherwise conveyed under paragraph
9 (1) shall be for not less than fair market value.

10 (3) COMPLIANCE WITH CHARTER.—Except as
11 provided in paragraphs (2) and (4), the City may
12 sell, lease, or otherwise convey parcels within the
13 Transition Area only in accordance with the proce-
14 dures for conveyances established in the City Char-
15 ter.

16 (4) DISPOSITION OF PROCEEDS.—The gross
17 proceeds from the sale of land under paragraph (1)
18 shall be distributed in accordance with section 4(e)
19 of the Southern Nevada Public Land Management
20 Act of 1998 (112 Stat. 2345).

21 (c) USE OF LAND FOR RECREATION OR OTHER PUB-
22 LIC PURPOSES.—The City may elect to retain parcels in
23 the Transition Area for public recreation or other public
24 purposes consistent with the Act of June 14, 1926 (com-
25 monly known as the “Recreation and Public Purposes

1 Act”) (43 U.S.C. 869 et seq.) by providing to the Sec-
2 retary written notice of the election.

3 (d) NOISE COMPATIBILITY REQUIREMENTS.—The
4 City shall—

5 (1) plan and manage the Transition Area in ac-
6 cordance with section 47504 of title 49, United
7 States Code (relating to airport noise compatibility
8 planning), and regulations promulgated in accord-
9 ance with that section; and

10 (2) agree that if any land in the Transition
11 Area is sold, leased, or otherwise conveyed by the
12 City, the sale, lease, or conveyance shall contain a
13 limitation to require uses compatible with that air-
14 port noise compatibility planning.

15 (e) REVERSION.—

16 (1) IN GENERAL.—If any parcel of land in the
17 Transition Area is not conveyed for nonresidential
18 development under this Act or reserved for recre-
19 ation or other public purposes under subsection (c)
20 by the date that 20 years after the date of enact-
21 ment of this Act, the parcel of land shall, at the dis-
22 cretion of the Secretary, revert to the United States.

23 (2) INCONSISTENT USE.—If the City uses any
24 parcel of land within the Transition Area in a man-

1 ner that is inconsistent with the uses specified in
2 this section—

3 (A) at the discretion of the Secretary, the
4 parcel shall revert to the United States; or

5 (B) if the Secretary does not make an elec-
6 tion under paragraph (1), the City shall sell the
7 parcel of land in accordance with this section.

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