

MASTER PLAN
PRIS-3
Jean Prison Property



October 2017

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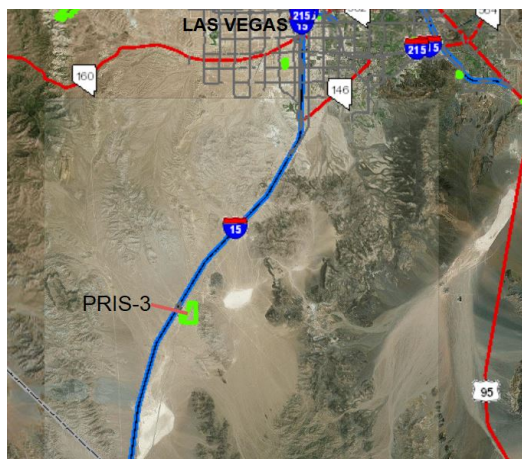
Intent

The intent of the Plan is to provide a framework for maintaining and promoting the mission of the Department of Corrections at the Southern Nevada Correctional Center (Jean Prison) and to explore potential other land uses in a manner compatible with adjacent lands and in the best interests of the State of Nevada.

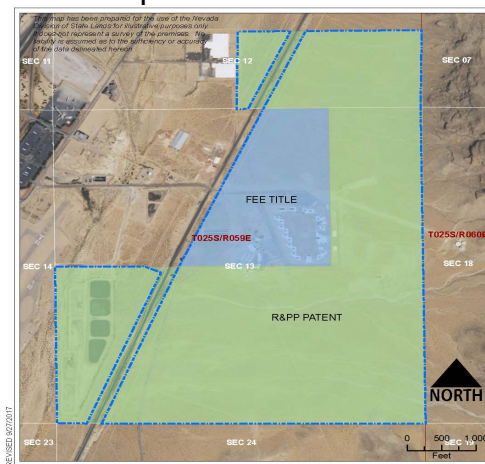
The Prison

Jean Prison is located on the east side of I-15 and Las Vegas Boulevard South at 3 Prison Road. The 564-acre site is composed of 93 acres of State-owned land and 471 acres of Recreation and Public Purpose (R&PP) patent lands. The patent overlays this portion of the site with a deed restriction limiting uses on the land to prison related. Any future proposals for different public uses would require discussions with the BLM and a process to amend the patent restrictions.

Location



Ownership



The 500-bed prison property (closed since 2016) is held in the name of the State by the Nevada Division of State Lands (NDL) and assigned to the Department of Corrections for management purposes. Corrections leadership has indicated that they see potential for Jean Prison reopening. However, the cost to do so will exceed \$10 million to open and at least \$16 million per year to operate. The site is not large enough for a private prison lease even though the inmate population trend is moving upwards. There have been discussions about utilizing the prison for training activities, however, the Nevada State Prison in Carson City is better suited and any uses will be focused there. No such training facility currently exists in the United States.

A conservation camp operated by the Nevada Division of Forestry utilizes a small portion of the site and is at full capacity. A road with no State access easement crosses the northwest portion of the site and leads to a private gravel pit. The pit road has historically not had any conflicts or issues with State uses. There is the need to maintain a buffer on the south side for possible future

prison-related uses. Also, Corrections has a staff firing range on the south side. The triangular portion of the site north of the RR tracks could be reassigned for other State uses or disposal if Recreation and Public Purpose patent restrictions could be addressed. Currently, no other State agency has expressed a need for any land in the vicinity.

The Portfolio

NDSL serves as the "real estate" agency of the State for all agencies except the Legislature, the University System, and the Department of Transportation. The agency holds title to lands and interests in land and has compiled them into a Portfolio so that elected officials, agencies, and members of the public can readily access this information. The main focus of the Portfolio is to define each property's land ownership and asset status.

NDSL master plans certain properties that are nonperforming, strategic or are identified for a combination of uses that warrant additional oversight prior to assignment and development. Local jurisdictions, Federal and State agencies, the Legislature and the general public all benefit from understanding NDSL's intent for future uses on lands it administers. For performing assets, NDSL coordinates with other agencies to complete master plans and assists in the development of those plans. Plans are most important for partially performing and strategic assets to ensure that the State uses its property efficiently. Jean Prison falls into this master planning category since the primary prison use on the site is not functioning.

"Performing Asset" relates to meeting the intent of the assigned agency's mission.

- ▶ Jean Prison is a partially performing asset as a result of the closure of the prison and reduced activities related only to the conservation camp.
- ▶ The site is very strategic considering its location along Las Vegas Boulevard, Interstate 15, the Railroad and in close proximity to future Ivanpah Airport and Clark County's southern growth corridor.

"Meets Agency Land Needs" describes the ability of the assigned agency to operate within the confines of the land parcel.

- ▶ Jean Prison meets agency land needs strategically. Not all of the property is desired by Department of Corrections and those areas to be maintained by Corrections may be utilized in different ways.

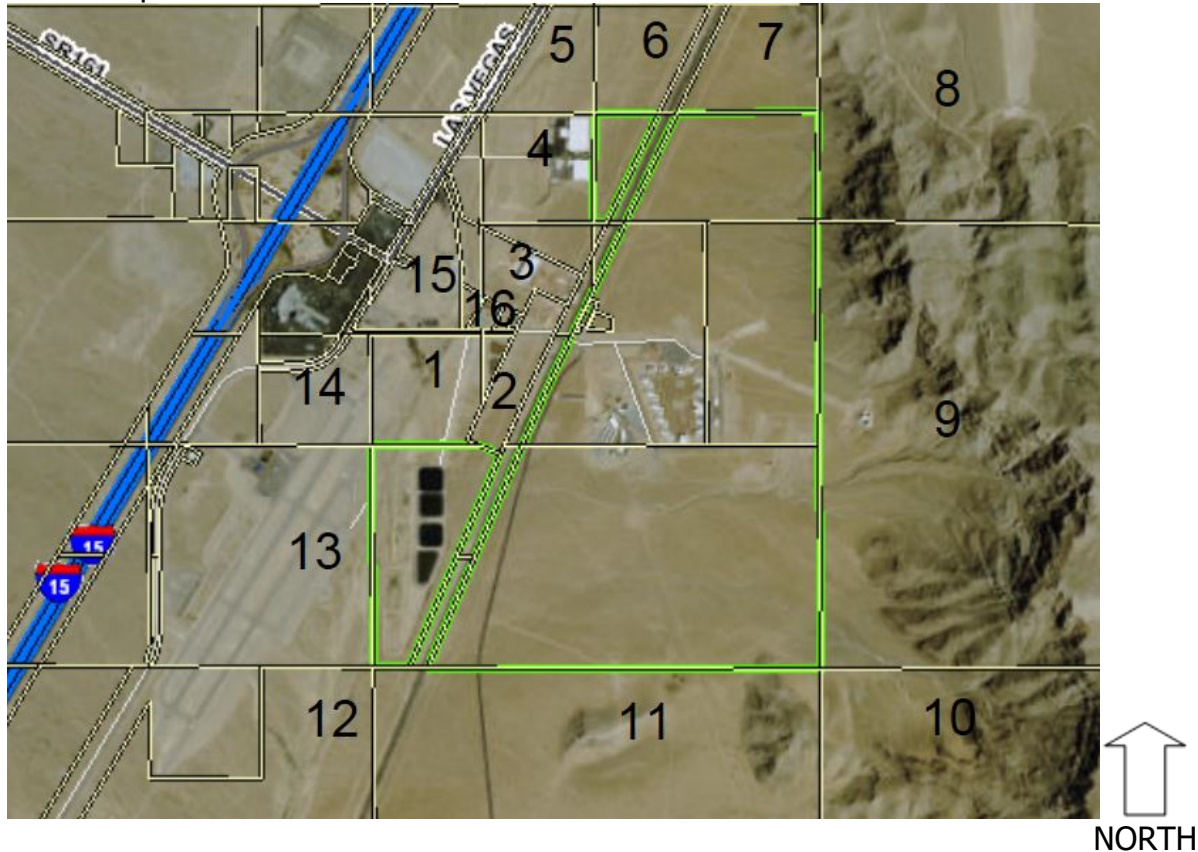
Considerations in the master plan process for Jean Prison include:

- ▶ Joint use of the site by multiple State agencies to improve efficiency and reduce operational and maintenance costs.
- ▶ Disposal or transfer of portions of a site for revenue generation or better utilization by a different agency or entity.
- ▶ Compatibility with adjacent existing or proposed uses.

- ▶ Compatibility with agency needs and strategic projections.
- ▶ Creation of certainty for agencies, the Legislature and local jurisdictions.
- ▶ Establishment of entitlements necessary for future agency uses.

Land Use

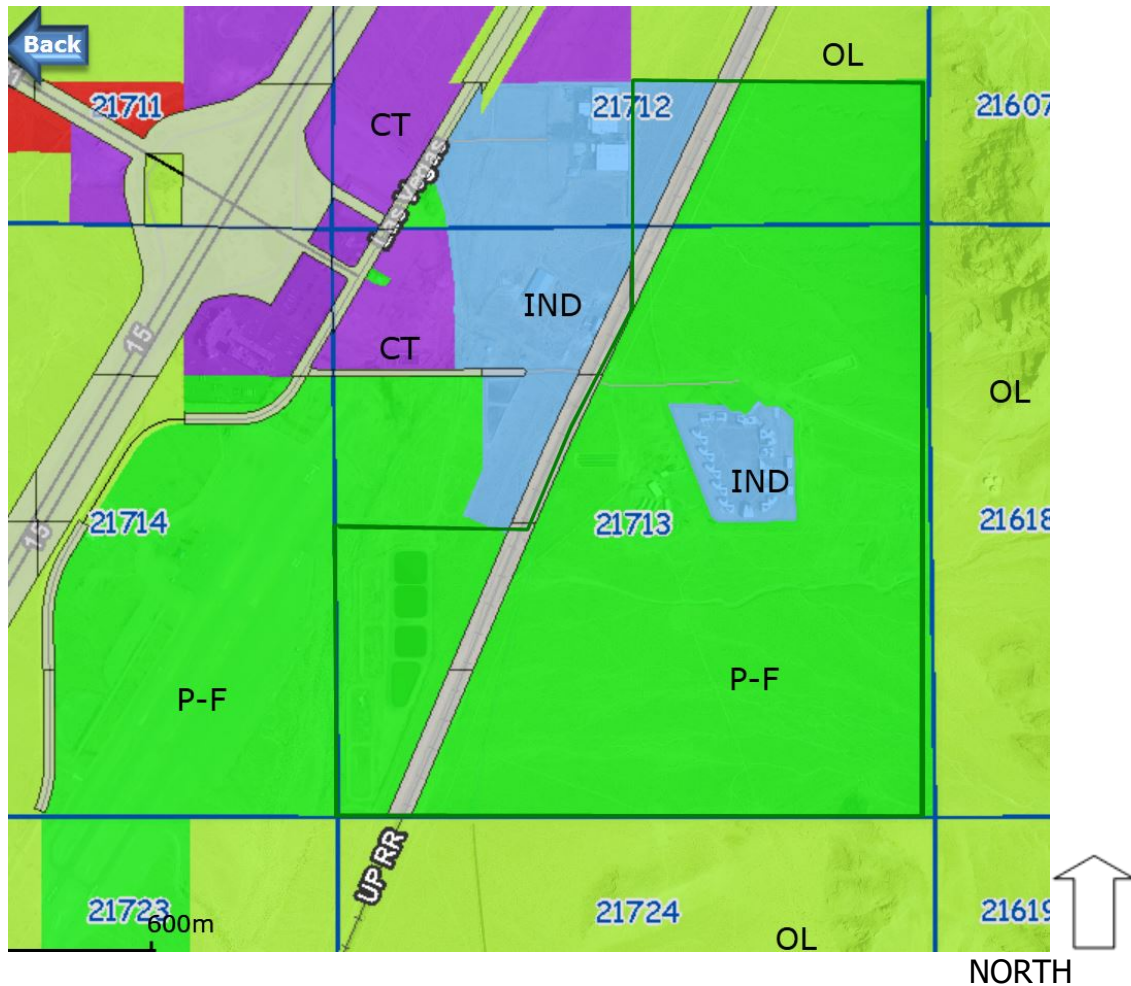
Ownership



1:	Clark County Aviation	10:	BLM
2:	Union Pacific	11:	BLM
3:	Peter Simon Trust	12:	BLM
4:	Letica Corp NV	13:	Clark County Aviation
5:	Peter Simon Trust	14:	Clark County Aviation
6:	BLM	15:	Jean Development LLC
7:	BLM	16:	Las Vegas Valley Water District
8:	BLM		
9:	BLM		

Discussion: Uses in the area are industrial in nature to the north and west. Lands south and east are Federally-administered Bureau of Land Management (BLM) land. Some of this BLM land to the south could have the potential for disposal at a future date. The BLM land to the east has steep topography and is adjacent to Federally-designated wilderness.

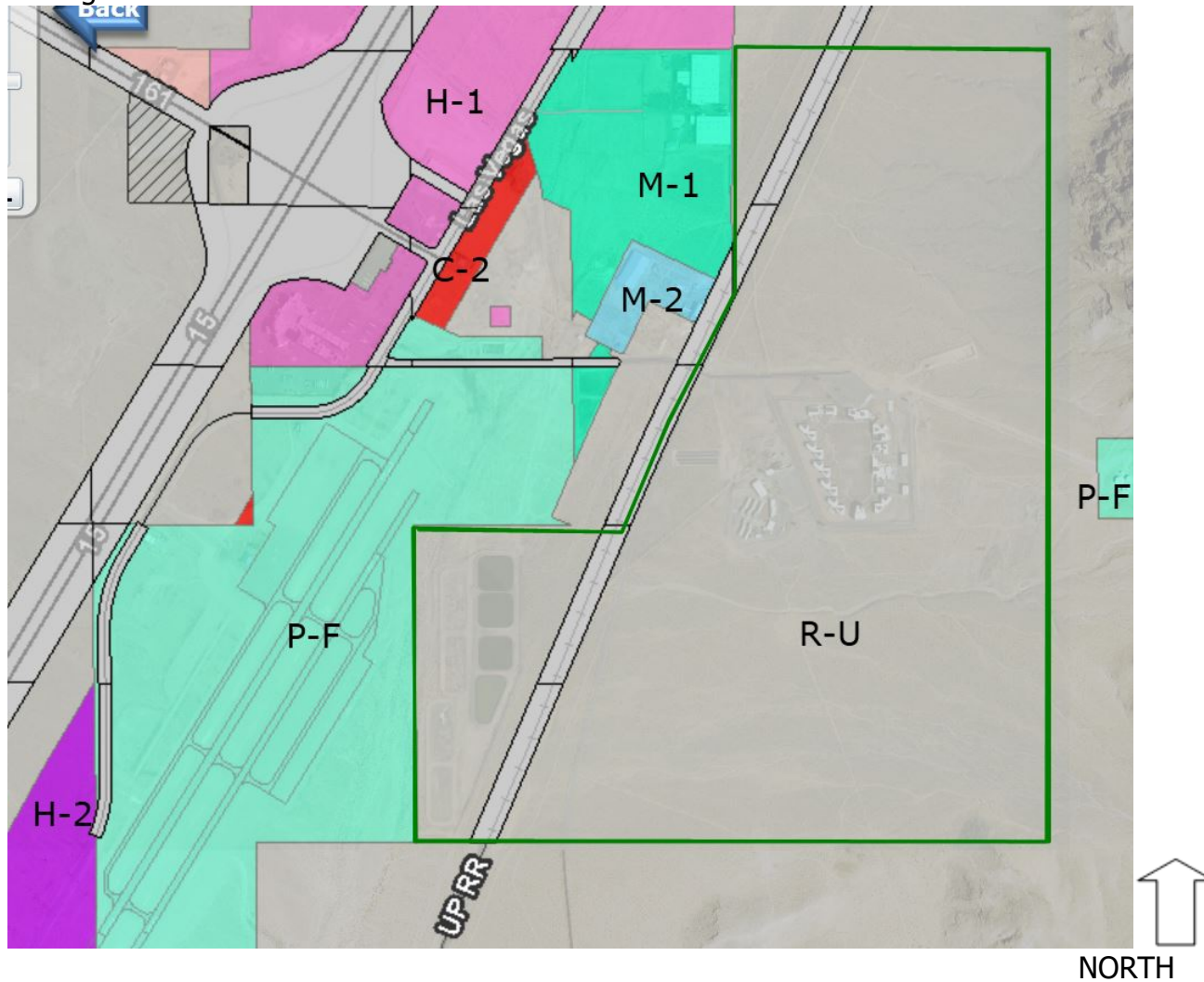
Master Plan



IND: Industrial
CT: Commercial Tourist
P-F: Public Facility
OL: Open Land

Discussion: Clark County has Master Plan designations for this area that are suitable for State uses. Compatibility is not an issue for future uses similar to what exists at Jean Prison or other State agency uses. No Master Plan amendment would be triggered if the State reopened the Prison or sought to develop other agency improvements.

Zoning



- M-1: Light Manufacturing
- M-2: Industrial
- C-2: General Commercial
- H-1: Limited Resort and Apartment
- P-F: Public Facility
- R-U: Rural Open Land

Discussion: Clark County's zoning designation for this area is "Rural Open Land R-U". This designation, although potentially compatible with the Master Plan designation, should be changed to "P-F" or other employment designation so that any future State uses or expansions of the Prison would comply.

Site Analysis

Jean Prison has one access via Prison Road. A secondary road traverses the northwest portion of the site and leads to a private gravel pit and BLM public lands. According to Department of Corrections, this secondary road has not had any negative impacts on the operation of the prison. The site becomes very steep on the east side adjacent to BLM public lands, and becomes increasingly undevelopable. To the south, the topography is much less severe and Corrections utilizes this area as a buffer between the Prison and the gravel pit road, and also as a shooting range. The RR tracks are a significant obstacle on the site's north side, and the tracks isolate one triangular portion of the property from the primary property. This triangular portion of approximately ten acres has no access other than a potential easement obtained from the adjacent industrial property off of Las Vegas Blvd. The property has full hookup to municipal services that lie within Las Vegas Blvd.

Fiscal Issues

There are six active easements on the property, paying a total of \$18,795 per year in fees to the State of Nevada. This figure has the potential to increase as the Nevada Division of State Lands is undergoing a fee review.

Vision for the Future

MAINTAIN FOR STATE USE

Recognizing that the Department of Corrections has stated the desire to maintain assignment of the entire Jean Prison property, for the foreseeable future the site will be partially performing. Department of Corrections needs may change in the future and in that case, other State agencies could benefit from potential location of their facilities here. Clark County has identified this area as its southern growth corridor in anticipation of the future Ivanpah Airport to be developed 5 miles south. The demand for land unconstrained by Federal ownership, special designations or environmental restrictions will grow exponentially.

Due to the excellent access to Las Vegas Boulevard and Interstate 15, the site would be a prime location for many State agencies. The following are some suggestions, not all inclusive, that could occur here if and when the relevant agencies determined a need:

Department of Public Safety southern Clark County headquarters

National Guard armory

Southern Clark County DMV

Nevada Division of Forestry southern Clark County headquarters with access to south and west side of Spring Mountains

Nevada Department of Wildlife southern Clark County maintenance station

Note: A process would need to be completed with Bureau of Land Management to determine if any residual restrictions on the land from the original Recreation and Public Purpose patent would affect State uses other than those related to Department of Corrections.

SEEK DISPOSAL

Portions of the property have constraints and should be considered for disposal when the time is right.

Northwest Triangle: This triangular portion, remote from the rest of the site, is on the northwest side of the rail road tracks. The Nevada Division of State Lands should pursue dialogue with the adjacent industrial properties to determine the potential for sale of the land, contingent upon release by Bureau of Land Management of any residual restrictions from the original Recreation and Public Purpose patent.

Northeast Slopes: The far northeast portion of the site becomes topographically challenged and may be a good candidate for disposal if funds are not available for significant grading.

Southwest Triangle: Finally, the southwest portion of the site separated from the primary property by the railroad tracks contains the settling ponds and treatment facilities for the solid and liquid waste of the prison facility. At some future date when the current uses may no longer be preferred, this would be an ideal site for repurposing to other State uses.