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1.A OVERVIEW

This study was commissioned to RAFI (Robert A. Fielden, Incorporated) to evaluate existing physical and economic structural conditions aligned with four aging Sub Areas within the City of Las Vegas, Nevada. Each of the Sub-Areas contain large deteriorated developments constructed principally for commercial purposes. Most of the properties have long outlived their economic viability and no longer contribute significantly to the surrounding neighborhoods or adjacent community.

It is possible for these Sub-Areas to be added to the existing Las Vegas Redevelopment Area to remedy present conditions. However, this task requires an amendment to the existing Redevelopment Plan, and a Report to the Council describing existing conditions which makes redevelopment necessary. The content of the Report must respond to content directives established in Nevada Revised Statutes. Chapter 279, Sub-Section 388 of NRS specifically defines what is a “Blighted Area”, and describes the factors which this report will address.

The purpose of this study is to provide the City Council with necessary background information relative to each of these four Sub-Areas to determine, as the Legislative Body, the existence of blight as defined by Nevada Revised Statutes. Chapter 279, Sub-Section 388 of NRS specifically defines what is a “Blighted Area”, and describes the factors which this Report will address. In Section 3 of this document NRS 279.388 is described in detail.

With the existence of blight, the City of Las Vegas may utilize the resources of the Redevelopment Agency, as described by Nevada State statutes, to address and ameliorate existing conditions and enhance the public health, safety and welfare of local citizens.

When the Nevada Legislature created provisions in 1959, to utilize redevelopment as a means to assist communities, they recognized that deterioration, under-utilization and urban decay has a negative effect on Nevada’s communities. Additionally, it was recognized that conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive of individual landowners, or their financial inability to improve, modernize or rehabilitate their properties.

As a consequence, the process of deterioration of a blighted area frequently cannot be halted or corrected except by creating a program for redevelopment for the entire area, or for substantial portions of the affected area.

“Redevelopment” is defined as the planning, development, replanning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a redevelopment area, and the provision of such residential, commercial, industrial, public or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including:

- A. Recreational and other facilities appurtenant thereto.
- B. The alteration, improvement, modernization, reconstruction or rehabilitation, or any combination thereof, of existing structures in a redevelopment area.
- C. Provision for uses involving open space, such as:
 - 1. Streets and other public grounds;
 - 2. Space around buildings, structures and improvements;
 - 3. Improvement of recreational areas; and
 - 4. Improvements of other public grounds.
- D. The replanning, redesign or original development of undeveloped areas where:
 - 1. The areas are stagnant or used improperly because of defective or inadequate layouts of streets, faulty layouts of lots in relation to size, shape, accessibility or usefulness, or for other causes; or
 - 2. The areas require replanning and assembly of land for reclamation or development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

Redevelopment does not exclude the continuance of existing buildings or uses whose demolition and rebuilding or change of use are not deemed essential to the redevelopment and rehabilitation of the area.

The use of redevelopment as a tool by the community to fight blight and urban decay, has been declared by the Nevada Legislature to produce benefits which accrue to all of the inhabitants and property owners of the community.

Further, that the purpose of redevelopment is to assist the community to bring about sound development which cannot be accomplished by private enterprise acting alone.

Boundaries of each of the Sub Areas are indicated in detail on mapping documents contained in this report.

The physical and economic evaluation of conditions provided for in this report utilize external survey techniques which have been accepted for these types of studies since the mid-1960's.

Techniques include careful exterior scrutiny of existing sites and structures to determine their condition, in regards to needed repair, and desirability with the sales market to be utilized for those activities having the highest and best use provided within the Master Plan and appropriate zoning ordinances.

The survey represents the observations and ratings of the surveyors only, who have not reviewed the internal conditions of structures. A history of past surveys in other communities, by other surveyors, however, indicate that rating conditions generally are lower when interior evaluations of structures are conducted.

Descriptions of property classifications of concern used in this survey, are not meant to imply that any of the specific facilities or improvements cannot be repaired by the owner, or be brought into code compliance. However experience proves that properties which do not meet minimum industry standards do not maintain economic viability in a marketplace. Experience indicates also, that properties not meeting minimum industry standards, negatively impact neighboring property values creating greater economic distress and increase the spread of urban decay.

1.B PURPOSE

The purpose of the Redevelopment Plan is to eliminate blighting conditions, preserve and enhance the unique character of individual neighborhoods within the City of Las Vegas and stimulate economic vitality within the Redevelopment Area. Revitalization of the Redevelopment Area will arise from a strategic proposal promoted by the following; providing a well-balanced mix of tourist and retail commercial, government, financial, professional, cultural and residential uses; creating an attractive and inviting atmosphere and identity for the area; emphasizing pedestrian convenience and safety while minimizing the adverse effects of traffic; and providing a wide range of supportive services for both visitors and the resident population of the City.

FINDINGS OF THE STATE OF NEVADA

The legislature of the State of Nevada makes the following findings at NRS 279.416:

- “1. Declaration of state policy: Necessity of redevelopment of blighted areas. It is found and declared that there exist in many communities blighted areas which constitute either social or economic liabilities, or both, requiring redevelopment in the interest of the health, safety and general welfare of the people of those communities and of that state.

2. 279.418 Declaration of state policy: Growing menace of blighted areas to public health, safety and welfare; benefits to inhabitants resulting from remedying conditions. It is further found and declared that:
 1. The existence of blighted areas constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety and welfare of the people of the communities in which they exist and of the people of the state.
 2. Such blighted areas present difficulties and handicaps which are beyond remedy and control solely by regulatory processes in the exercise of the police power.
 3. They contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire and accident protection and other public services and facilities.
 4. This menace is becoming increasingly direct and substantial in its significance and effect.
 5. The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

3. 279.420 Declaration of state policy: Inability of individual landowners to rehabilitate property; remedy by public acquisition. It is further found and declared that:
 1. Conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual land owner and his inability to improve, modernize or rehabilitate his property while the condition of the neighboring properties remains unchanged.
 2. As a consequence the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.
 3. Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles, and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as a practical matter impossible for owners to undertake because of lack of legal power and excessive costs.
 4. The remedy of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing

obsolete, inadequate, unsafe and insanitary buildings, and the redevelopment of the areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies.

4. 279.424 Declaration of state policy: Redevelopment of blighted areas by eminent domain; public use; necessity. It is declared to be the policy of the state:

1. To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means.

2. That whenever the redevelopment of blighted areas cannot be accomplished by private enterprise alone, without public participation and assistance in the acquisition of land, in planning and in the financing of land assembly, in the work of clearance and in the making of improvements necessary therefor, it is in the public interest to employ the power of eminent domain, to advance or expend public funds for these purposes, and to provide a means by which blighted areas may be redeveloped or rehabilitated.

3. That the redevelopment of blighted areas and the provision for appropriate continuing land use and construction policies in them constitute public uses and purposes for which public money maybe advanced or expended and private property acquired, and are governmental functions of state concern in the interests of health, safety and welfare of the people of the state and of the communities in which the areas exist.

4. That the necessity in the public interest for the provisions of NRS 279.382 to 279.680, inclusive, is declared to be a matter of legislative determination. (Added to NRS by 1959, 651)

5. 279.425 Declaration of state policy: Adequate supply of decent, safe and sanitary low-income housing necessary to accomplish purposes of Community Redevelopment Law. It is further found and declared that:

1. The provision of housing is a fundamental purpose of the Community Redevelopment Law and that a generally inadequate supply of decent, safe and sanitary housing available to low-income households threatens the accomplishment of the primary purposes of the Community Redevelopment Law, including, without limitation, creating new employment opportunities, attracting new private investments of money in the area and creating physical, economic, social and environmental conditions to remove and prevent the recurrence of blight.

2. The provision and improvement of housing which can be rented or sold to families with low incomes and which is inside or outside the boundaries of the redevelopment area can be of direct benefit to the redevelopment area in assisting the accomplishment of project objectives whether or not the redevelopment plan provides for housing within the project area.

3. The provision of affordable housing by redevelopment agencies and the use of taxes allocated to the agency pursuant thereto is of statewide benefit and assistance to all local governmental agencies in the areas where housing is provided.”

REVISED BOUNDARIES FOR COUNCIL CONSIDERATION

The original sub-areas selected by the City Council for study were chosen based on the aging conditions of the neighborhood's physical and economic deterioration in the area, problems resulting from high percentages of absentee landlords and increasing public safety problems.

Within the original boundaries of the studied sub-areas are wide and varied property classifications, including a number of properties deemed "Appropriate". There are also a number of properties which serve public purposes, including schools, churches and government assistance services. A third category of properties identified are those which possess some "blight" characteristics but which are not necessary or essential to redevelopment as defined by Nevada Revised Statutes.

In each of the above instances where properties were not deemed necessary or essential to redevelopment which may be considered for the area, the properties were removed from the original study boundaries and from current consideration.

Removal of certain residential properties was based upon citizen concerns voiced at neighborhood meetings and the availability of existing programs which can be utilized for property rehabilitation and modernization. In these instances, each property has been specifically discussed with the City of Las Vegas Neighborhood Services Department to facilitate coordinated assistance efforts in a comprehensive fashion.

Maps within the Report identifying Factors and Zoning describe the Original Boundaries of this Study and the Revised Boundaries, after certain properties were removed from consideration. Areas within the Revised Boundaries are printed in color for ease of recognition.

Properties within the mapped boundaries with "Appropriate" factors are deemed necessary and essential to effectuate redevelopment, rehabilitation and the public purposes declared within IRS 279.382 to 279.680 inclusive.

Future land use planning revisions such as multiple activity and multiple use zoning which may arise as a result of this study have also been coordinated through Neighborhood Services and Current Planning to ensure appropriate and protective land use transitions and/or buffers are provided.

The revised boundaries of the Sub-Areas currently proposed to be added to the Redevelopment Area are indicated on the maps prepared for each Sub-Area and more particularly described in Section 2.B of this Report.

2.B

AMENDED GENERAL DESCRIPTION OF THE PROPOSED ADDITIONS TO THE REDEVELOPMENT AREA

This section of the Report provides a general description of the boundaries of each Sub-Area and a general summary of deteriorating factors. Subsequent Report sections provide more detailed descriptions of factors and specific Sub-Area boundaries.

SUB-AREA #1

DECATUR/BONANZA

300 feet North of Vegas Drive, South to Bonanza Road. Both sides of Decatur Boulevard, at its widest 500 feet to the East and West of Decatur Boulevard, defined for the most part to include commercial districts.

This Sub-Area includes the majority of parcels holding both commercial and limited multiple residence value, extending from Bonanza Road to 300 feet North of Vegas Drive and encompassing at its widest, approximately 500 feet to the East and West of Decatur Boulevard.

Predominately, this Sub-Area suffers from economic problems. Several parcels within the boundaries of this Sub-Area are held in private ownership by land-owners who have a lack of incentive or ability to improve, modernize or develop their properties.

These properties are generally characterized as a result of an improper utilization of the site. In each deteriorated parcel, there is a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety, and welfare of area residents. A number of the parcels are vacant.

In addition to distressed economic conditions, there are also scattered parcels throughout this Sub-Area, which are physically Deteriorated. This deterioration is a result of poor maintenance, undeveloped empty lots, deteriorated landscapes and debris-filled yards.

SUB-AREA #2

RANCHO/BONANZA

This Sub-Area stretches from approximately 800 feet North of Washington Avenue, South to Bonanza Road, including one parcel directly Southeast of the Bonanza/Rancho intersection. The Western most boundary is provided by Lorenzi Park. The Eastern most boundary is defined by the center line of Robin Street which stretches South to Ernest Way with the exception of parcel 13929702004. At Ernest Way, the Eastern boundary jogs East to Dike Lane and from Dike Lane, South to the expressway, including parcel number 13929704024.

The greater majority of parcels located in this Sub-Area are suffering from advanced levels of economic distress. The severity of deterioration is readily visible; once again, through lack of proper utilization as defined under Section 8 of Nevada Revised Statutes 279.388. The parcels, located near the corner of Ernest Way and Belrose Street, compose the largest commercial node of this Sub-Area. Despite the number of businesses located in this region, commercial activity is not sufficient enough to properly utilize the development.

SUB-AREA #3

EASTERN/I-515

Owens Avenue South to Valley Street. Both sides of Eastern Avenue, at its widest, approximately 660 feet to the East and West of Eastern Avenue and those portions under I-515 between Bruce Street and Eastern Avenue. This Sub-Area is comprised primarily of commercial districts and excludes those residential properties which fall within the 660 feet East/West boundary lines and do not front Eastern Avenue

This Sub-Area characterized largely by commercial properties, assumes the largest overall Sub-Area in the proposed Redevelopment Study. As a result of the varied nature of this Sub-Area, it will hold the study's greatest diversity of factor classifications. The boundaries of this Sub-Area extend from Owens Avenue South to Valley Street, including 660 feet to the East and West of Eastern Avenue and those portions under I-515 between Bruce and Eastern. Approximately 29 percent of this Sub-Area is considered to be appropriate. However, several large pockets of economic and physical deterioration plague the heart of the Sub-Area. The appropriate properties incorporated within this Sub-Area are deemed necessary to effectuate redevelopment and rehabilitation of the commercial strip to serve the public's purpose.

SUB-AREA #4

EXPANSION OF ENTERPRISE SITE

Martin Luther King Boulevard from Vegas Drive to Lake Mead Boulevard, to the West of the existing City of Las Vegas Enterprise Site.

All of the property within the boundary designation for this Sub-Area is underdeveloped and economically distressed. As stated in Nevada Revised Statutes 279.388, this Sub-Area lacks proper utilization and fails to contribute to public health and welfare.

The Sub-Area is bordered by Martin Luther King Boulevard from Vegas Drive to Lake Mead Boulevard, extending to the West of the existing City of Las Vegas Enterprise Site.

STRUCTURAL CONDITIONS

Land-use and structures within each of the Sub-Areas were evaluated utilizing external survey techniques which have been accepted for these types of studies since the mid-1960's.

Techniques include careful exterior scrutiny of existing sites and structures to determine their condition, in regards to needed repair, and desirability within the sales market for which they are planned or zoned.

The survey represents the observations and ratings of the surveyors only who have not reviewed the internal conditions of structures. A history of past surveys in other communities, by other surveyors, however, indicate that rating conditions generally are lower when interior evaluations of structures are conducted.

The Study has been conducted to identify any blighting conditions or other existing conditions which negatively impact opportunities for private development to occur within the four Sub-Areas. The Study utilized land-use planning and development parameters established by the City of Las Vegas General Plan, approved by the City Council.

Description of property classifications, of concern, used in these surveys, are not meant to imply that any of the specific facilities or improvements cannot be repaired by the owner, or be brought into code compliance. However, experience proves that properties which do not meet minimum industry standards do not maintain economic viability in a marketplace. Experience indicates, also, that properties not meeting minimum industry standards negatively impact neighboring property values and increase blighting conditions.

2.D EVALUATION CRITERIA

Each of the properties within the four Sub Areas have been evaluated for this Study within the context of requirements established by Nevada Revised Statutes, 279.388.

Additionally, under section 279.416 of Nevada Revised Statutes it is found and declared that there exist in many communities blighted areas which constitute either social or economic liabilities, or both, requiring redevelopment in the interest of health, safety and general welfare of the people of those communities.

Furthermore, following under provisions set forth by NRS 279.418, it is declared that:

1. The existence of blighted areas constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety and welfare of the people of the communities in which they exist and of the people of the state.
2. Such blighted areas present difficulties and handicaps which are beyond remedy and control solely be regulatory processes in the exercise of the police power.
3. They contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and other public health and safety, and the maintaining of adequate police, fire and accident protection and other public services and facilities.
4. This menace is becoming increasingly direct and substantial in its significance and effect.
5. The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

In addition, the Study incorporates evaluation categories for properties which have been determined to be of an historic character and properties which are deemed to be appropriate for the Sub Areas and/or requiring little or no repair or rehabilitation. Properties with "Appropriate" characteristics which remain within the boundaries of the proposed additions to the Redevelopment Area have been deemed necessary to effectuate redevelopment, rehabilitation and public purpose declared in Nevada Revised Statutes.

Properties which have been evaluated which possess deterioration factors have been further categorized based on if the deterioration is a physical or economic condition.

The evaluation categories and scoring criteria for the properties are as follows:

HISTORIC

An “H” classification is established for properties which possess a significant value for the community-at-large, and which should be acquired by the public to hold in trust as a resource for historic and cultural interest.

APPROPRIATE

An “A” classification is established for properties with improvements which currently require little or no repair, or revisions, to serve purposes or activities allowed under the City of Las Vegas General Plan.

Within this classification of properties and structures are facilities which may not comply with current code requirements, but, because the properties and improvements are well maintained and well kept, are not at this time considered detrimental to existing investments in neighboring development or to reinvestment in nearby properties.

PHYSICAL OR ECONOMIC DETERIORATION

Properties which possess characteristics of Deterioration have been classified in two categories: Physical and Economic. Physical Deterioration relates to the impact of age and lack of attention to maintaining the physical condition of the property and its improvements. Economic Deterioration relates to the impact of depreciated values resulting from impaired investment and/or economic dislocation. If a property were to share a combination of both Physical and Economic Deterioration factors, an Economic representation would be provided because of the greater complexity of economic distress. Therefore, for the purpose of this Study, an Economically Deteriorated property substantiates a higher priority for mitigation's compared to Physical Deterioration.

CHARACTERISTICS

Deteriorated and Severely Deteriorated

Deteriorated properties are characterized as properties which are in immediate need of repair and require significant financial reinvestment. The condition of these classified properties have a notable negative impact on adjacent neighbors, they lower surrounding property values, and reduce the incentive for neighboring development and redevelopment.

Severely Deteriorated properties are characterized as properties with improvements which have deteriorated beyond any continued use or use value without great major repair and most significant financial reinvestment. The condition of these properties have a most notable negative impact on adjacent neighbors, they lower surrounding property values, and reduce the incentive for neighboring development and redevelopment.

Properties within these classifications possess public health, safety, and welfare concerns; and are often maintained in poor condition to maximize speculative real estate interests.

The following document identifies the factors used in evaluating each property surveyed.

FACTOR DEFINITIONS

Each parcel within the four Sub Areas has been assigned a rating describing its condition. The rating descriptions are identified on spreadsheets incorporated in this Report titled; Individual Parcel Evaluation Charts. The following is a guide to interpreting these ratings.

General Factors:

- H** - Historic
- A** - Appropriate

Deterioration Factors:

- P** - Physical Deterioration Factors
- E** - Economic Deterioration Factors

- D** - Deteriorated
- S** - Severely Deteriorated

Example:

P: 1.a,e; S - this describes a parcel which contains severe physical deterioration under specified conditions 1.a and 1.e of the Nevada Revised Statutes 279.388.

Factors as defined by Nevada Revised Statute 279.388.

1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
 - a. Defective design and character of physical construction.

- b. Faulty arrangement of the interior and spacing of buildings.
 - c. Overcrowding.
 - d. Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
 - e. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
2. An economic dislocation, deterioration or disuse, resulting from faulty planning.
 3. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
 4. The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
 5. The existence of inadequate streets, open spaces and utilities.
 6. The existence of lots or other areas which may be submerged.
 7. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
 8. A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety, and welfare.
 9. A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

Each of the parcels within each Sub-Area have been surveyed and evaluated based on NRS 279.388. Within the spread sheet are the Factors which have been identified and NRS 279.388 criteria which indicate it's deterioration characteristics. Section 3.E of this Report contains photographic examples of each type of Deterioration Factor. Although, not included in the Report, 35mm. photographic slides are available, through the City of Las Vegas Redevelopment Agency, of each parcel surveyed.

It is further found and declared under NRS 279.425 that:

1. The provision of housing is a fundamental purpose of the Community Redevelopment Law and that a generally inadequate supply of decent, safe, and sanitary housing available to low-income households threatens the accomplishment of the primary purposes of the community Redevelopment Law,

including, without limitations, creating new employment opportunities, attracting new private investments of money in the area and creating physical, economic, social and environmental conditions to remove and prevent the recurrence of blight.

2. The provision and improvement of housing which can be rented or sold to families with low incomes and which is inside or outside the boundaries of the Redevelopment Area can be of direct benefit to the Redevelopment Area in assisting the accomplishment of project objectives whether or not the Redevelopment Plan provides for housing within the projected area.
3. The provision of affordable housing by Redevelopment Agencies and the use of taxes allocated to the agency pursuant thereto is of statewide benefit and assistance to all local governmental agencies in the areas where housing is provided.

PERCENTAGE OF INDIVIDUAL PARCEL FACTORS

Within the boundaries provided for the Redevelopment Study, there are 247 individual parcels. These parcels are characterized as having one of six possible factor classifications: Historic, Appropriate, Economic, Physical, Economic Severe, or Physical Severe. If a specific parcel were to possess a combination of two or more conceivable factors, it would be grouped under the worst possible factor classification, most often, Economic Severe.

As an example: If a property were in need of significant repair it would have a classification factor of physical. If the property were economically viable, the existing physical problem could be easily solved. If the same property contained a marginal or short lived business enterprise however, the problem would be more complicated and more difficult to resolve. If the property had become in need of significant repair as a result of poor economic viability, then, the problem becomes even more complex and much more difficult to resolve.

TABLE: Percentage of Factor Classifications for Each Area

Sub-Area*	Historic	Appropriate	Economic	Physical	Economic Severe	Physical Severe
#1	0	27.7	50.0	16.7	5.6	0.0
#2	0	17.1	75.6	4.9	0.0	2.4
#3	0	31.1	34.4	30.4	4.1	0.0
#4	0	0.0	100.0	0.0	0.0	0.0

* Sub-Areas

- #1 Decatur/Bonanza
- #2 Bonanza/Rancho
- #3 Eastern/I-515
- #4 Expansion of Enterprise Site

2.F HISTORIC EVALUATION

Throughout the Redevelopment Study, special attention has been paid to those parcels which carry potential historic value. Historic value, according to City's Historic Preservation Ordinance, is characterized by the following:

"Historic District" means any geographically defined area which:

Contains improvements which:

1. Are worthy of protection for aesthetic interest or value, educational potential, and historical or cultural significance; and
2. Have a general character or appearance through prevailing architecture, landscaping and other cultural development of a period more than 50 years ago in the City's history; and
3. Cause such an area by reason of such factors to constitute a fairly distinct Sub-Area of the City.

"Historic Site" means a garden, grounds or other site that is of its exceptional significance to the community because it is identifiable with persons or events significant in local, state, or national history.

These two historic definitions provided an initial foundation for determination of historic value. However, further exploration into potential historic sites was recommended, and thus evaluated.

A meeting was set between this office and Frank Wright, curator for the Nevada State Museum and Historical Society, who reviewed the parcels within each of the four potential redevelopment Sub-Areas. Despite Mr. Wright's assistance, no historic properties were identified.

Following the meeting with Mr. Wright, a subsequent meeting was held with Mrs. Linda Blair, Archeological Program Director with the University of Nevada, Las Vegas. Mrs. Blair, too, reviewed parcels within each of the four potential redevelopment Sub-Areas, only to confirm what was originally stated by Mr. Wright.

Although no historic sites are currently available within any of the potential redevelopment Sub-Areas, further steps can be taken to ensure protection of those characteristics/sites of the Las Vegas Valley which are likely to hold future historic value.

According to Section 106 of the Antiquities Act, before development occurs, extensive surveys and reports need to be filed to safeguard against the violation of historic sites. The adherence to provisions set forth by this act will hopefully contribute to the safety of potential historic sites.

2.G.01

GENERAL DETERIORATION DESCRIPTION

The sub-areas under study ages, in general, from 25 to 40 years. Most of the properties were designed to serve emerging surrounding neighborhoods or arterial vehicular strip shoppers. Commercial development in Las Vegas during this era was highly speculative; consequently, projects were designed and constructed as economically possible with little consideration for long term issues, including durability, maintenance or operational expenses.

This development occurred prior to the energy crisis of 1974, when the costs of electrical energy required for heating and cooling was an insignificant economic factor. As such, few of the buildings are insulated adequately or utilize insulated glass. Tenant areas are individually metered, and as energy costs have increased shop owners move to other locations which are functionally more efficient and more economical to operate.

Surrounding neighborhoods have also transitioned from owner occupied residences to rental units. Aging residences have lower economic value which attract lower income tenants; who purchase reduced amounts of commercial goods and services in the nearby businesses.

Reduced economic potential drives-up vacancies and impacts income available for commercial property maintenance.

SUB-AREA #1

DECATUR/BONANZA

Rapidly deteriorating, physical conditions are focused on the vacant "old" Wonderworld property and neighboring multi-family housing. This deterioration impacts all surrounding properties and it is most noticeable on the commercial properties to the North. Adjacent properties to the South are impacted - physically - in terms of deteriorating paving, which is jointly used by all parties. These older structures are not adequately insulated and are energy inefficient.

This physical deterioration has a major influence on economic deterioration and economic viability of the development.

SUB-AREA #2

RANCHO/BONANZA

Although recently painted, the property east of Rancho Road has physically deteriorated since its primary use changed in the late 1960's. The property has been used for a number of short term purposes but has not been well maintained over the many years

by owners. The building includes a questionable roof and roof structure system. The facility is not adequately insulated and is energy inefficient. Properties west of Rancho Road, which are vacant, are quickly deteriorating - including pavement which is jointly used. The physical deterioration of these properties has greatly influenced economic deterioration and the development's economic value. The assessed value of this property is significantly lower than other centers of similar size.

Older commercial facilities in the northern sector of this sub-area exhibit the same physical characteristics of deterioration as Sub-Areas #1. Operational expenses, maintenance issues and low profitability has a damaging economic effect on the operation of this commercial development. As such the aged property no longer is economically competitive or attractive to main stream business.

SUB-AREA #3

EASTERN/I-515

This strip corridor has physically deteriorated over the years due to age. Although businesses still operate along the arterial, the economic viability has been greatly reduced; and assessed tax values are not appreciating at rates similar to other strip commercial developments in the community. Nearby neighborhoods in transition also have a negative economic influence on the economic value of these properties. Areas which are a part of the Interstate rights-of-way support an elevated concrete roadway structure, are not being utilized efficiently or effectively and add to deterioration factors impacting physical and economic conditions.

SUB-AREAS #4

EXPANSION OF ENTERPRISE SITE

This Sub-Area is undeveloped. As such, it provides no economic value to the community. The property has become obsolete as the result of shifting of nearby land uses and stagnation resulting from unproductive land conditions.

2.G.02

INDIVIDUAL PARCEL EVALUATION

The following charts provide information relative to each individual parcel surveyed. Information includes the size of each parcel, its assessed value, City of Las Vegas Land Use Codes, the property's value per acre, its assessed factor classification and its potential assessed value per acre based on newly developed, commercial and multi-family properties in similar settings.

By subtracting the existing assessed evaluation from the potential assessed evaluation, the difference in economic value can be easily determined. The greater the magnitude of difference indicated - the more deterioration the property possesses.

(See the following chart.)

EXISTING AESTHETIC CONDITIONS

Nevada Revised Statutes declare that Redevelopment of blighted areas is in the interest of the health, safety and general welfare of the public. It is easy to attribute observations and findings objectively to public health and safety issues within the community. Statistics abound. Yet public welfare which includes the quality of life of the community's citizens is more subjective, therefore, more difficult to quantify. An important component of "quality of life" is the aesthetic character and design quality of our physical surroundings.

The following segment of the Report addresses - as objectively as possible - the influence of aesthetics and design on the Sub-Areas and the influence that each has on the "quality of life" and our public welfare.

Currently, with the proposed boundaries of the four potential redevelopment Sub-Areas, few - if any - truly outstanding aesthetically pleasing structures exist. The absence of such structures is a product of the rapid early growth of the city and poor planning, resulting from an overall lack of architectural context. These two constant characteristics - rapid growth and poor planning are highly visible in all of the architectural examples which are currently vacant and/or significantly deteriorated. Through the Redevelopment Plan, proposed step towards improved aesthetic quality and the requirements for architectural standards provide a potential cure for problems associated with poor design.

SUB-AREA #1

DECATUR/BONANZA

A large majority of development along Decatur Boulevard was constructed in the late 1950's and early 1960's. these structures were built to respond to the needs for housing goods and services during a period of rapid growth in the Las Vegas Valley. By and large, these structures were designed as economically as possible with little or no attention to aesthetics or visual amenities. The original Wonder World structure has sat vacant for a number of years and has not been maintained. This condition has created a major negative visual impact and negative "public welfare" influence on all surrounding properties. The poor aesthetic condition of this facility has reduced the economic viability of adjacent businesses to where it is not feasible to upgrade the aesthetic character or provide facility amenities. Other vacant buildings in Sub-Area #1 have similar - if not identical - aesthetic conditions which have negatively impacted the area.

SUB-AREA #2

RANCHO/BONANZA

Development along Rancho Road was originally constructed from the late 1950's to the early 1970's. The structures were built for commercial purposes to serve emerging nearby neighborhoods. These properties were constructed economically but were better designed than early structures in Sub-Area #1 (Decatur/Bonanza). Several national franchise operations have been more recently constructed in this Sub-Area. There exists undeveloped properties which are laden with weeds and trash. A number of vacant properties and underutilized properties also exist within the Sub-Area. The aesthetic character of the older and vacant structures distracts from the newer buildings, and has a negative influence on the "quality of life" and public welfare.

Properties for commercial activity at the corner of Washington and Rancho were constructed in the 1950's to serve the emerging nearby neighborhoods. These properties were economically built but designed somewhat better than the structures in question in Sub-Area #1 (Decatur/Bonanza). However, there are limited amenities with the properties and poor aesthetic qualities. Property to the East and North of the corner are vacant and undeveloped, creating additional negative "quality of life" and public welfare influences.

SUB-AREA #3

EASTERN/I-515

Development along Eastern Avenue for commercial-strip activity varies from the late 1950's - to more current periods - for the national franchise operations which have been constructed. Most of the properties were economically built and poorly designed without amenities. With the exception of the national franchises, the aesthetic value of development is limited. A section of the Sub-Area includes US Interstate-515 which is an elevated concrete structure with major negative aesthetic qualities. Surrounding neighborhoods are impacted by these conditions, which reduces the "quality of life," and negatively impacts the public welfare.

SUB-AREA #4

EXPANSION OF ENTERPRISE SITE

This Sub-Area is undeveloped. It is weed and trash laden and possesses no aesthetic value. These conditions reduce the "quality of life" of neighbors, and negatively impact the public welfare.

CULTURAL OPPORTUNITIES/ANCESTRY

Despite the large areas covered in the four separate Sub-Areas, there is not one cultural opportunities center available. Cultural preservation should be an important part of urban land use planning. More than just creating museums for historic architecture, cultural opportunities centers should include the adaptive reuse and rehabilitation of buildings, and the revitalization and redevelopment of older areas of cultural significance. On average, over 6,000 separate ancestries were found in each Sub-Area; the most common being: English, German, and Irish. In addition, Sub-Area #4 (Enterprise Site) had an unusually high percentage of both French and Italian residents. Although these five major ancestries on average make up over 33 percent of the total descendants for each Sub-Area, the great number of unrecognized ancestries only amplifies the neglect factor of an untapped melting pot of cultural opportunity.

THE REASONS FOR THE SELECTION OF THE REDEVELOPMENT AREA

In Nevada Revised Statutes 279.388 a “Blighted Area” means an area which is characterized by one or more of the following factors:

1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
 - (a) Defective design and character of physical construction.
 - (b) Faulty arrangement of the interior and spacing of buildings.
 - (c) Overcrowding.
 - (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
 - (e) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
2. An economic dislocation, deterioration or disuse, resulting from faulty planning.
3. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
4. The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
5. The existence of inadequate streets, open spaces and utilities.
6. The existence of lots or other areas which may be submerged.
7. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
8. A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

9. A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

The four Sub-Areas evaluated in this Report for proposed addition to the existing Redevelopment Area are focused around aged commercial properties containing a wide range of deteriorated conditions. These conditions vary from undeveloped land caused by economic maladjustment to substandard buildings which are obsolescent due to defects in planning and design.

The following is a description of each Sub-Area:

SUB-AREA #1
DECATUR/BONANZA

This Sub-Area is centered about the “old” Wonderworld shopping center which has been vacant and deteriorating for a number of years. The impact of this condition not only has effected adjacent properties but nearby properties all along Decatur Boulevard. The presence of this negative influence is observed in the large number of short lived enterprises in the area and high volume of commercial vacancies.

Existing conditions include combinations of both economic and physical deterioration; buildings and infrastructure which were poorly planned, designed and constructed - and substandard in many ways. There is a prevalence of economic maladjustment evidenced by stagnation and decline in retail sales and tax receipts.

Within this Sub-Area there is a subdividing of lots which is not adequate or proper for useful development, nor are there appropriate open spaces landscaped as an amenity to users of the public. The high rate of vacancy and shifting of uses has created a demand for goods and services elsewhere and the necessity to construct additional public facilities elsewhere.

SUB-AREA #2
RANCHO/BONANZA

This Sub-Area centers along Rancho Road. There are properties within the boundaries which have been vacant for an extended period of time. The presence of these negative influences is observed in marginal and short lived commercial enterprises housed in adjacent and nearby buildings.

Existing conditions include combinations of both economic and physical deterioration; buildings which suffer from planning and design deficiencies which have resulted in substandard structures and infrastructure needing extensive reconstruction or rehabilitation. Due to shifting uses there is a prevalence of economic maladjustment

evidenced by a decline in retail sales, in the area, and reduced taxes collected for payment of public services.

Within this Sub-Area there exists inadequate streets, limited landscape amenities and a stagnant unproductive condition of land which is potentially very useful to the benefit of the public.

SUB-AREA #3
EASTERN/I-515

This Sub-Area is centered along the Eastern Avenue strip commercial corridor and land on both side of I-515. Properties within these boundaries are significantly negatively influenced by buildings suffering from planning and design deficiencies, with a mixed character and shifting uses. There is an inadequate provision of open spaces and recreational facilities and economic deterioration caused by faulty planning and design. A lack of proper utilization of parts of the Sub-Area has resulted in a stagnant and unproductive use of land which is of potential value to the public's benefit.

SUB-AREA #4
EXPANSION OF ENTERPRISE SITE

This important parcel is undeveloped and vacant. The property represents economic deterioration and maladjustment evidenced by stagnation and lack of receipts necessary to pay for public services. The parcel is unproductive yet potentially useful and valuable for contributing to the public health, safety and welfare.

3.A INTRODUCTION TO DEMOGRAPHIC CHARACTERISTICS

In association with land use and planning, demographics used to compile data provided in the following section of text make use of an array of factual information which is not exclusively obtained from within the technical boundary lines of each Sub-Area description. Rather, information was pooled with respect to total accumulated averages in each specified demographic area from the unspecified number of tracts of land which may have either intersected or fallen within any portion of redevelopment boundary lines. Therefore, the use of the word "boundary" includes those tracts which share any section of an individual Sub-Area.

Additionally, since each of the four Sub-Areas principally incorporate commercial parcels, data for this segment of evaluation has been collected from neighborhoods surrounding the sites.

As a result of numerous concerns for residents and business owners who may be effected by results of the Redevelopment Study, the City of Las Vegas in coordination with the City of Las Vegas Redevelopment Agency, Councilmen's Office, Office of Business and Economic Development, Neighborhood Services and the Office of Planning and Development noticed and held six neighborhood meetings discussing the Study and fielding questions and concerns with respect to future development. In addition to neighborhood meetings, various telephone calls have been received and fielded at the Redevelopment Agency Offices in which potential problems or interests were discussed and addressed. The items of most concern to residents were homelessness and education. These issues were of such significance, that it was decided to address them within the body of this demographic text. For specific individual concerns, please refer to the neighborhood Meeting Minutes found in the appendix.

EXISTING LAND USE/ZONING PATTERNS

Zoning is the major implementation tool of the General Plan. It is the process whereby, a specific Zoning District classification is assigned to a land parcel by the City Council, following a recommendation by the Planning Commission. Zoning itself is based upon the “police powers” of the community: health, safety and welfare. The four potential redevelopment Sub-Areas are divided into eleven different zoning/land use categories ranging from commercial and residential use to civic properties. Although this survey compiles a broad list of land uses, the following three zones are most visible throughout each Sub-Area: General Commercial Districts, Limited Commercial Districts and Limited Multiple Residence Districts. The secondary line of land use zones which appear most frequently throughout the redevelopment survey are: Single Family Residence Districts, Residential Estate Districts and Civic Districts. The remaining five land use divisions are infrequent.

LAND USE CLASSIFICATION AND CATEGORIES**Desert Rural Density Residential (DR)**

(2.18 *SFUE/net ac). The Desert Rural Density residential category allows a maximum of two dwelling units per net acre. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some non-commercial raising of domestic animals. Lot sizes range from 20,000 to 40,000 square feet and greater. (The primary application of this category is in the Northwest Sector.) This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of R-A (Ranch Acres - 1 Du/Acre) and R-E (Residential Estates - 2 Du/Acre).

Rural Density Residential (R)

(3.906 SFUE/net ac). The Rural Density residential category allows a maximum of three plus dwelling units per net acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size, ranging from 11,000 to 40,000 square feet and greater. (The primary application of this category is in portions of the Northwest Sector, and in the northeast and southeast portions of the Southwest Sector.) This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of RE (Residential Estates - 2 Du/Acre), R-D (Single Family District - 3 Du/Acre max.) and R-PD (Res. Planned Development - 3.96 Du/Acre)

Low Density Residential (L)

(6.70 SFUE/net ac). the Low Density residential category allows up to 6.7 dwelling units per net acre. This category permits single family detached homes, mobile homes on individual lots, gardening, home occupations, and family child care facilities. Lot sizes range from 6,500 to 11,000 square feet and greater. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. (The primary application of this category is in the Southwest and Southeast sectors.) This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of R-1 (Single Family - (4-5 Du/Acre), R-D (Single Family District - 4 Du/Acre max.), R-PD (Residential Planned Development - 3-6.7 Du/Acre), R-MH (Mobile Home Residential - 4-5 Du/Acre) and R-CL (3-6.7 Du/Acre).

Medium Low Density Residential (ML)

(9.0 SFUE/gross ac). the Medium Low Density residential category permits up to SFUE per gross acre. This density range permits a mixture of housing types: single family detached, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. Lot sizes range from 3,200 to about 6,500 square feet and greater. (The Medium Low Density category is found in all sectors, but predominates in the Southwest Sector, and in the Southeast Sector as in-fill.) This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of R-CL (Single Family Lot Residential), R-2 (Two Family Residential), R-PD (Res. Planned Development - 9 SFUE) and R-MHP (Residential Mobile Home Park).

Medium Density Residential (M)

(13.27 SFUE/gross ac). The Medium density residential category permits up to 13.27 SFUE per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low density apartments. (The Medium Density category is found in all sectors, but predominates in the Southwest and Southeast sectors, situated along primary and secondary streets, with a large concentration along the "west leg" of the Oran K. Gragson Highway.) This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of R-3 (Limited Multiple Residence) and R-PD (Residential Planned Development - 13.27 SFUE).

High Density Residential (H)

(16.58 SFUE/gross ac). The High Density residential category permits up to 16.58 SFUE per gross acre. (This category is generally found as low rise apartments in the

“Downtown Area” and other areas of relatively intensive urban development in the Southwest Sector.) This category also permits traffic equivalent non-residential land use to occur.

This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of R-4 (Apartment Residence), R-5 (Downtown Apartment), R-6 (High-rise Apartment) and R-PD (Residential Planned Development - 16.58 SFUE).

Service Commercial (SC)

The Service Commercial category allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers and areas, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either single or grouped as office centers with professional and business services. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of P-R (Professional Offices and Parking), C-D (Designed Commercial) and C-1 (Limited Commercial).

General Commercial (GC)

General commercial allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses commonly include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significance transition. Examples include new and used car sales, recreational vehicles and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. General Commercial uses allow Service Commercial uses.

This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-2 (General Commercial).

Tourist Commercial (TC)

Tourist Commercial allows entertainment and visitor-oriented uses such as hotel, motel and casinos in addition to offices, light commercial resort complexes, recreation facilities, restaurants and recreational vehicle parks. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-2 (General Commercial).

Office (O)

Office uses are now included in the Service and General Commercial categories. However it is important to plan for suitable Office uses in the General Plan as a transitional buffer between residential and commercial areas, and for planned office areas. Permitted office uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classification of P-R (Professional Offices and Parking).

Light Industry/Research (L I/R)

This Light Industry/Research category allows areas appropriate for clean, low intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-M (Commercial/Industrial), C-PB (Planned Business Park) and M (Industrial).

Parks/Recreation/Open Space (P)

This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage ways and detention basins, and any other large areas of permanent open land. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-V (Civic).

Schools (S)

This category allows public and private elementary, junior and senior high schools, but not commercial or business schools. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-V (Civic).

Public Facilities (PF)

This category allows large governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities. This definition is as described in the City of Las Vegas General Plan adopted April 1, 1992. This General Plan land use description would include the comparable zoning district classifications of C-V (Civic).

*(SFUE - Single Family Use Equivalents) for dwelling densities or Standard Floor Area Ratios for non-residential uses.

3.B.02 TRANSPORTATION SYSTEM

The Regional Transportation Commission has implemented public transit system that provides access to citizens to a wide range of locations and site throughout the community including major areas of employment, entertainment, recreation, personal services, as well as, the Redevelopment Sub-Areas.

For the benefit of the community, public transit provides an important role in serving disadvantaged citizens, including lower income facilities, the physically challenged and the elderly. It also provides a great service to the young who can gain access to centralized and supervised recreation, education and cultural activities.

Secondly, for tourists who visit the resort hotels and casinos in town, it provides convenient means to travel from location to location and back without driving their automobiles and adding to the City's ever increasing problem with traffic congestion.

In both instances, public transit will increase traffic safety, contribute significantly to improved air quality and help reduce hydrocarbon emissions which attack and deplete the ozone.

ROADWAYS

Nevada Department of Transportation (NDOT) defines the following as their guidelines to providing safe and efficient roadways for our community:

ARTERIAL

A roadway which has a minimum back-of-curb (B.O.C) to back-of-curb dimension of 90 feet and the design capacity of two or more vehicle travel lanes in each direction, and where possible, installed with a median divider. Arterials should be designed to serve high volumes for lengthy distances, and should be minimally impacted by cross traffic. In addition to B.O.C. to B.O.C. dimensions, arterials should incorporate provisions for alternative circulation modes, pedestrian walkways and landscaping. These added provisions can be included by increasing the rights-of-way for the arterial or by requiring development easements for installation of the improvements.

MAJOR COLLECTOR

A roadway which has a minimum B.O.C. to B.O.C. width of 70 feet and a design capacity of two travel lanes of traffic in each direction. Major collectors are generally used to connect to arterials and are fed by Minor Collectors and, sometimes, Local or Residential Streets. Major Collectors

have less dense traffic flows and are generally designed along survey section lines. In addition to B.O.C. to B.O.C. dimensions, Major Collectors should incorporate provisions for alternative circulation modes, pedestrians and landscaping. These added provisions can be included by increasing the right-of-way for the collector or by requiring development easements for installation of the improvements.

MINOR COLLECTOR

A roadway which has a minimum of B.O.C. to B.O.C. dimension of 50 feet. A Minor Collector is used to link local or residential roadways to Major Collectors or to arterials. In addition to B.O.C. to B.O.C. dimensions, Minor Collectors should incorporate provisions for alternative circulation modes, pedestrians and landscaping. These added provision can be included by increasing the right-of-way for the collector or by requiring development easements for installation of the improvements.

No parking should be allowed along arterials or major and minor collectors.

LOCAL OR RESIDENTIAL

A roadway with a minimum B.O.C. to B.O.C. dimension of 41 feet. Local roadways are designed to connect residential areas to collectors and have limited traffic capacity. Through traffic is discouraged. In addition to B.O.C. to B.O.C. dimensions, local roadways should incorporate provisions for pedestrians and landscaping. These added provisions can be included by increasing the right-of-way for the roadway or by requiring development easements for installation of the improvements.

The rights-of-ways in the Redevelopment Area consist of all Roadway configurations.

Levels of Services (LOS) for the Roadway configurations are based on the Manual of Uniform for determining traffic delays.

Level of service for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average stopped delay per vehicle for a 15-min. analysis period. The criteria are given in Table.

Delay may be measured in the field, or may be estimated using other procedures. Delay is a complex measure, and is dependent on a number of variable, including the quality of progressions, the cycle length, the green ration, and the v/c ratio for the lane group or approach in question.

LEVEL-OF-SERVICE A

Describes operations with very low delay, i.e., less than 5.0 sec per vehicle. This occurs when progressions is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

Table: Level-of-Service Criteria for Signalized Intersections

Level of Service	Stopped Delay per Vehicle (SEC)
A	5.0
B	5.1 to 15.0
C	15.1 to 25.0
D	25.1 to 40.0
E	40.1 to 60.0
F	>60.0

LEVEL-OF-SERVICE B

Describes operations with delay in the range of 5.1 to 15.0 sec per vehicle. This generally occurs with good progressions and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of an average delay.

LEVEL-OF-SERVICE C

Describes operations with delay in the range of 15.1 to 25.0 sec per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicle stopping is significant at this level, although many still pass through the intersection without stopping.

LEVEL-OF-SERVICE D

Describes operations with delay in the range of 25.1 to 40.9 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progressions, long cycle lengths, or high v/c ratios.

Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

LEVEL-OF-SERVICE E

Describes operations with delay in the range of 40.1 to 60.0 sec per vehicle. This is considered to be the limit of a acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.

LEVEL-OF-SERVICE F

Describes operations with delay in excess of 60.0 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over saturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Reserve Capacity <u>Minor Street Traffic</u>	Level of	Expected Delay to <u>(PCPH)</u>	<u>Service</u>
400	A	Little or no delay	
300-399	B	Short traffic delays	
200-299	C	Average traffic delays	
100-199	D	Long traffic delays	
0-99	F	Very long traffic delays	
*		*	

3.B.03

VEHICULAR CIRCULATION PATTERNS AND TRAFFIC COUNTS

The circulation system is the basic framework in conjunction with land use; upon which the urban and regional form is shaped. Streets and highways, not only move people and goods throughout the region, but also affect the community's social and economic environments. Two primary transportation goals include the achievement of convenient and easy access to the downtown area and provisions for safe and attractive circulation within the downtown area and its environs, including the entire Redevelopment Area.

Vehicular circulation is made possible through the use of residential and arterial roadways, non-local collectors, as well as main collectors. Throughout the four potential redevelopment Sub-Areas, at least one, if not a combination of all four roadways, are used to facilitate the varied movement of automotive traffic. Discrepancies between the four roadway systems are viewed through differences of size and traffic capacity.

The streets of primary concern are defined as main collectors. The main collectors in the four potential redevelopment Sub-Areas, are as follows: Washington Avenue, Rancho Drive, Vegas Drive, Decatur Boulevard, Bonanza Road, Martin L. King Boulevard and Eastern Avenue. These roadways receive on average (in a twenty-four hour period), between 10,000 to 38,000 vehicles traveling both directions. Primary circulation systems such as street, road and highway arteries, as well as secondary circulation systems which service pedestrians, compose the varied assortment of transportation modes which service the community.

Proportionate to these circulation systems are the land uses which follow from them. The presence of such high traffic counts on main collectors, proportionate to those counts on down-scaled roadways, presents a relative need for commercial rather than residential districts in those areas. The presence of commercial rather than residential properties along main collectors, not only facilitates the ease of access to community resources, but also provides an indirect safety function. By discouraging potentially hazardous residential drives which face these main collectors, ease of exit as well as child safety are promoted.

Over 90 percent of the intersections which involve main collectors fail to provide sufficient cross-walks for pedestrians. These hazardous walk-ways stretch exceedingly long distances making it almost impossible to cross the entire length of road in one cycle of the traffic signal. In addition, there is no form of rest area provided at the midway point of intersections for those persons who are unable to cross the road in one cycle. This presents a substantial problem in need of attention.

The heaviest traffic on any of the main collectors listed is found on Rancho Drive; while the lightest traffic counts were registered on Vegas Drive. Although these roadways carry different traffic characteristics, special attention towards traffic counts/patterns are a primary concern of proposed commercial properties and a function of the enticement

process. Various other roadways do in fact effect these areas; however, the impact which is constructed as a result of these traffic counts is not of overwhelming importance to this study.

EXISTING INFRASTRUCTURE AND UTILITIES

The City's infrastructure system demands are directly related to the land uses which they serve. Principal among these are: sewage treatment and distribution, the water supply system, the flood control system and solid waste disposal facilities. Other elements or utilities include natural gas and electric systems. However, these elements do not include support for schools, hospitals, jails or other buildings which serve public purposes.

Typically, infrastructure and facilities, like government itself, are responsive to social objectives which include: health, safety, welfare, economic development, employment and recreation. The utilities available within the four potential redevelopment Sub-Areas appear to provide sufficient resources for those residents who reside under the specific boundaries of the individual redevelopment Sub-Areas.

The City is traditionally the provider of infrastructure to a community. However, Las Vegas does not provide its own water and solid waste services. Solid waste disposal is provided by a private corporation, Silver State Disposal, while water is provided by the Las Vegas Valley Water District. Otherwise, the City provides for the health, safety and welfare of its citizens by supplying a means for waste water collection/treatment, and the development of washes and channels for flood control. Once built, these infrastructure facilities are usually maintained by the government.

The necessity for the City to provide infrastructure to support its growth and development is a crucial part in the planning process. If infrastructure facilities are not addressed correctly, various problems can arise. In most Sub-Areas, it has been brought to the attention of the Redevelopment Agency that an overall lacking of commercial shopping centers as well as public utility centers creates an undesired need to travel further than necessary to reach such service. The presence of such societal conveniences make living in a specific area more desirable; and in turn, these desired conditions create a sense of community value.

Parks and other open space, schools and cultural facilities serving the four Sub-Areas are significantly lacking. These deficits have created an economic dislocation which is a result of faulty planning, and a growing lack of proper utilization of some parts of the area which brings added costs to the taxpayer in terms of services and facilities elsewhere.

In addition to community value, the developing relationship between the community and the agencies which provide various forms of utility to that community, will help to initiate the progression towards increased property values.

POPULATION BY SOCIAL CHARACTERISTIC

The City of Las Vegas, founded in 1800 as an outpost on the Mormon Trail, has continued to grow beyond perceived expectations. Based on information gathered from the City, interviews and the rates of growth projected by the State Demographer and Urban Decision Systems, Inc., population in Clark County is projected to increase to 1,180,420 in the year 1999.

In the last 20 years, the ethnic diversity in the City of Las Vegas has greatly broadened its scope. Between the years of 1970 and 1990, the African American population remained relatively stable in all areas while the percentage of Caucasian population declined. Persons of other races showed relative levels of growth, especially those persons of Spanish or Hispanic descent.

Within three of the four potential redevelopment expansion Sub-Areas, an overpowering representation of Whites and African Americans is visible. Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho Bonanza) are primarily of Caucasian origin. Other races within the boundaries of these three Sub-Areas make up an approximate combined average of less than 30 percent of the total population for each Sub-Area.

More specifically, addressing the findings of the State Demographer, Sub-Area #3 (Eastern/I-515) displays an unmistakably high percentage of persons of Hispanic origin. This is not to say that the population of Caucasians and/or African Americans is non-existent, only that the average percentage of people of Hispanic origin leaped from 7.7 percent to over 33 percent within the confines of this Sub-Area. Population surrounding Sub-Area #4 (Enterprise Site), on the other hand, holds a comparably high percentage of African Americans. In this Sub-Area, the percentage of African Americans overshadows competing origins holding over 81 percent of the total origins recorded.

Following from the expected population boom within the next four years, Las Vegas, through its overwhelming diversity with respect to race and origin, will present itself as one of the most colorful citizenry cities in the United States.

EXISTING HOMELESS FACTOR

Homelessness has not been a significant factor in any of the four potential redevelopment Sub-Areas. However, it is a concern of many citizens whose views have been recorded in the minutes taken during each of the six neighborhood meetings. Each Sub-Area has been designed, to include limited and general commercial use districts by boundaries, with partial attention directed towards limited multiple residences.

The exclusion of most single and two-family homes from within the surveyed redevelopment boundaries has created an even lower presence of homelessness in the proposed additions to the existing Redevelopment Area. Nonetheless, those parcels which contain vacant commercial and residential structures provide an undesired opportunity for vagrants and mendicants.

SOCIAL SERVICE PROVIDERS

Most of the social services facilities normally provided for a community are non-existent in each of the four potential redevelopment Sub-Areas.

Within the boundaries designated for Sub-Area #2 (Rancho/Bonanza), lie the only social service providers in the entire Redevelopment Study. Located in this Sub-Area are facilities for the Division of Child and Family Services, the State of Nevada Welfare Division and the Las Vegas Indian Center. As an additional provider of social services to the area, the Las Vegas Indian Center directs its assistance towards those Native Americans concentrated in the Las Vegas Valley. This center has established the Indian Child Welfare Act (ICWA) and has also created a youth prevention group designed to keep children health conscious and drug free. In addition, the Las Vegas Indian Center currently provides a means for job placement under the Job Training Partnership Act (JTPA).

3.C.04 MEDICAL SERVICES

Sub-Areas #2 (Rancho/Bonanza) and #4 (Expansion of Enterprise Site) do not possess any form of facilities for medical services or health care. Although facilities within, Sub-Areas #1 (Decatur/Bonanza) and #3 (Eastern I-515) fulfill the need for medical services, the presence of a main provider for general health and emergency care is not evident.

Sub-Area #1

Decatur/Bonanza

The Jurani Clinic (a family practice and pediatrician) and a Family Dentistry make up the quite limited spectrum of health care providers located within the boundaries of this Sub-Area.

Sub-Area #3

Eastern/I-515

This Sub-Area contains two secondary providers for health care: Steward Medical Center, and St. Ann Medical Center. Within the boundaries of Sub-Area #3, the only additional amenity provided is the Sunrise Pharmacy.

3.C.05
PLACES OF WORSHIP

Boundaries encompassing Sub-Areas #1 (Decatur/Bonanza) and #4 (Expansion of Enterprise Site) do not currently contain any recognized places of worship. However, in Sub-Areas #2 (Rancho/Bonanza) and #3 (Eastern/I-515), a combined total of three separate churches and denominations are available.

Sub-Area #2

Rancho/Bonanza

Hallelujah Fellowship

800 N. Rancho
Las Vegas, NV 89106
Phone: 646-7332

Sub-Area #3

Eastern/I-515

First Congressional Church

1200 N. Eastern Ave.
Las Vegas, NV 89101
Phone: 642-2220

St. Lukes

832 N. Eastern Ave.
Las Vegas, NV 89101
Phone: 642-4459

EDUCATIONAL FACILITIES

Currently, in Sub-Areas #1 (Decatur/Bonanza), #2 (Rancho/Bonanza) and #4 (Expansion of Enterprise Site), there are no educational facilities present. However, Sub-Area #3 (Eastern/I-515) contains a single educational facility represented by Sunrise Acres Elementary. The location of schools is assigned by the Clark County School District based upon distinct factors which address population density, safety and access. Currently, junior and senior high schools are operating above permanent seating capacities. Based on projected enrollment, junior and senior high schools are destined to be soon overcrowded.

SUB-AREA #3

Eastern/I-515

Located at 2501 Sunrise Avenue, Sunrise Acres Elementary constitutes the sole form of educational institution in this survey.

Despite the absence of educational facilities in Sub-Areas #1 (Decatur/Bonanza), #2 (Rancho/Bonanza) and #4 (Expansion of Enterprise Site), school enrollment percentages, for the most part, show but a minimal variance when compared to Sub Area #3 (Eastern/I-515).

TABLE: School Enrollment

Sub-Area	Enrollment "3" years old and up	Preprimary School	Elementary or High School	Percent in Private School	Post Secondary Education
1	1,396	170	942	5.10	284
2	2,957	229	2,279	6.25	449
3	5,169	332	4,027	4.23	810
4	3,653	167	2,228	3.60	427

The information provided by this table presents a fairly clear example as to the relative similarities in enrollment percentages throughout the different Sub-Areas. However, one factor that is not addressed within the confines of this table is educational attainment.

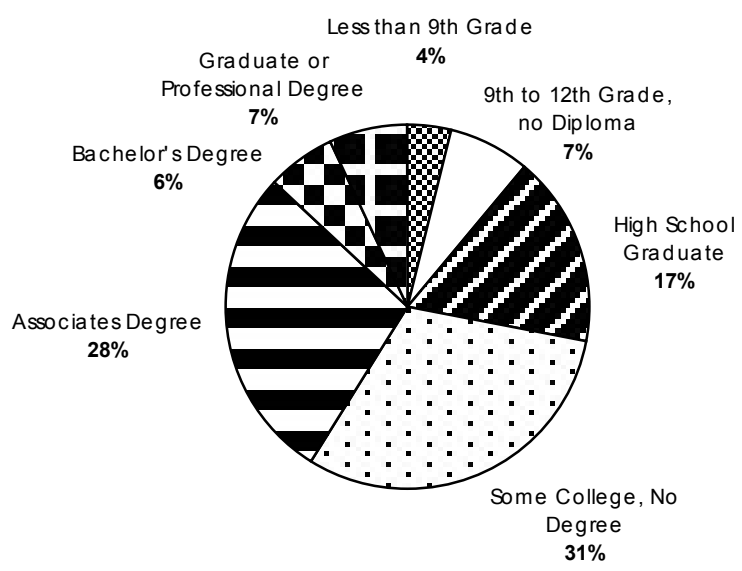
The concept of educational attainment encompasses the wide spectrum of possibilities with regard to furthered education levels among those 25 years of age and older. In approximately 87 percent of the combined Sub-Areas polled, the median level of educational attainment was at the high school graduate level. However, it should be noted that in Sub-Areas #3 (Eastern/I-515) and #4 (Expansion of Enterprise Site), the median level of educational attainment dropped below a level which includes the achievement of a diploma.

Current Clark County averages provided by the 1990 Census of Population and Housing reveal that the mean level of educational attainment - High School Graduate - provides for the largest percentage of persons 25 years of age or older. However, when compared to the differing levels of educational attainment, over 77 percent of persons constituting this Clark County survey are working towards higher levels of education. More specifically, over 13 percent of these persons have received bachelor's degrees or higher.

When directly comparing Clark County averages to those averages present in the proposed additions to the existing Redevelopment Area, a difference in education attainment level is unmistakable. Sub-Areas #3 (Eastern/I-515) and population surrounding #4 (Expansion of Enterprise Site) follow general trends promoted by current Clark County averages. These statistics share similar percentages despite increased numbers of persons reaching the "9th to 12th grade, no diploma" educational attainment level. However, in Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho/Bonanza), a significant decrease in overall education attainment level is visible.

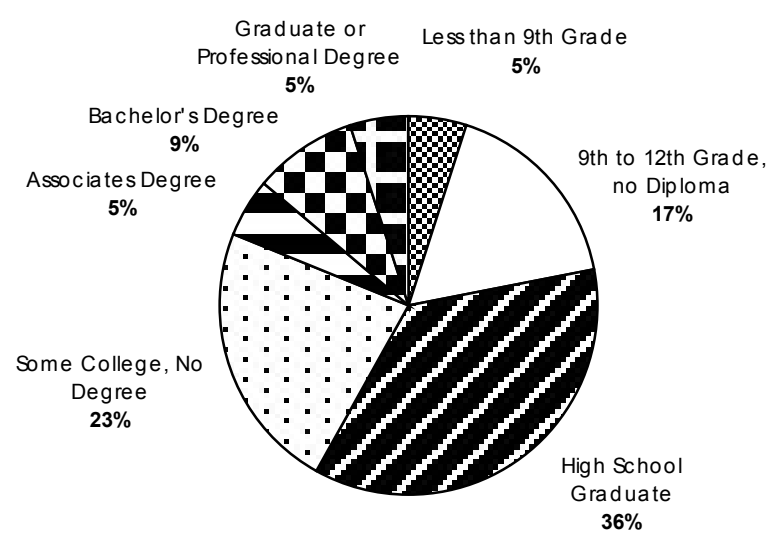
The following pie charts create a visual association with respect to educational attainment differences found in each potential redevelopment Sub-Area. A gradual recession of attainment is viewed through Sub-Area #3 (Eastern/I-515) and #4 (Expansion of Enterprise Site) as the number of individuals with the educational attainment level of "9th to 12th grade, with no diploma" increased an average total of 10 percent, while those persons with the educational attainment level of "some college, with no degree" was reduced on average by 66 percent.

Sub-Area #1 (Decatur/Bonanza)



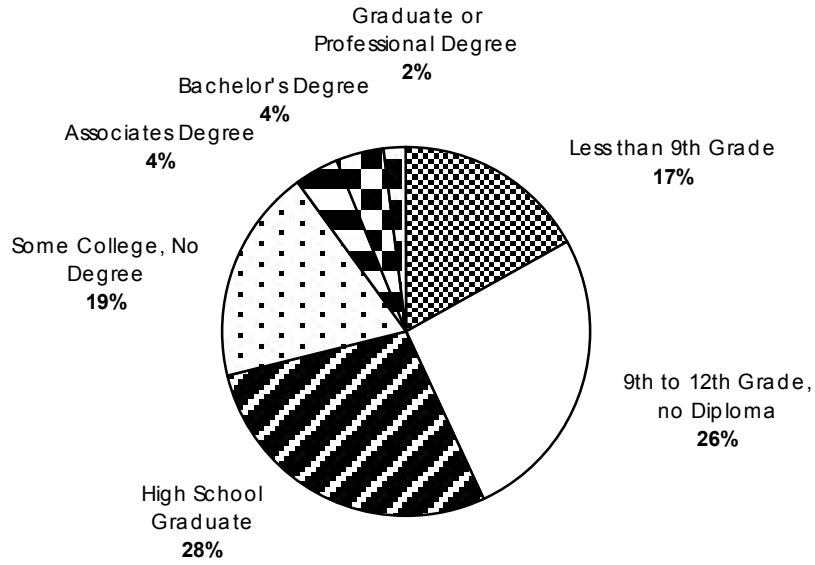
Area 1

Sub-Area #2 (Rancho/Bonanza)

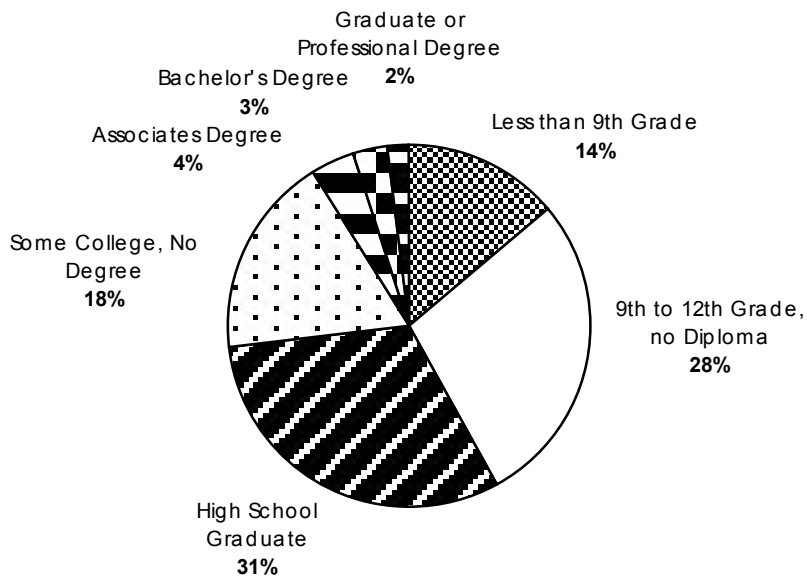


Area 2

Sub-Area #3 (Eastern/I-515)



Sub-Area #4 (Expansion of Enterprise Site)



AGE, EDUCATION AND HOME OWNERSHIP

As in other areas of this nation, residents of the Las Vegas area are getting “older,” and median ages are rising. In 1970, 35.6 percent of the city’s population was under the age of eighteen while 5.8 percent was 65 years or older.

According to the 1990 Census of Population and Housing, demographic age percentages between 1970 and 1990 made a slight gesture towards equipoise. The average percentage of persons 18 years of age and under dropped to 24.9 percent; while the average percentage of persons 65 years and older increased to 10.4 percent.

In addition, the median age for Las Vegas residents increased 4.5 percent from 28.2 in 1970, to 32.7 in 1990. Currently, within boundaries defining the four redevelopment Sub-Areas, an unusually high percentage of those persons 18 years and under is visible. The percentages of those persons under the age of 18 in Sub-Areas #1 - #4 are respectively: 25, 26.9, 31.3 and 36.9 percent, as compared to a Las Vegas average of 24.9 percent.

However, only Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho/Bonanza) showed a percentage of those persons 65 years and older greater than the current Las Vegas average of 10.4 percent. In Addition, Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho/Bonanza) exclusively present a median age higher than the current Las Vegas average.

The four potential redevelopment areas as a whole are representative of current Las Vegas age averages. However, it is obvious that Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho/Bonanza) tend to hold high median ages as compared to other Sub-Areas in the proposed additions to the existing Redevelopment Area.

The relative age of individuals in each Sub-Area directly affects the relationship between owner and renter occupancy levels in utilized housing units. The majority of housing units in the proposed additions to the existing Redevelopment Area are renter occupied.

General trends of renter versus owner occupied housing units reveal a higher level of deterioration found in those units not utilized by owners themselves.

The foremost percentages of owner occupied units were found In Sub-Areas #1 (Decatur/Bonanza) and #2 (Rancho/Bonanza), where median ages ranked highest among those found in the redevelopment survey. Sub-Areas #3 (Eastern/I-515) and #4 (Expansion of Enterprise Site) tended to be populated with a large majority of renter occupied units to an extent which exceeded the highest percentage of owner occupied units (in Sub-Area #1, Decatur/Bonanza) by five to ten percent and scattered independently throughout the various Sub-Areas.

The assorted number of land use zones within the redevelopment survey illustrate a need for the land use integration of the community and its facilities. This quintessential process will aid in promoting a much needed commercial and residential harmony.

TABLE 3: Representation of Total Population

Age	Sub-Area #1	Sub-Area #2	Sub-Area #3	Sub-Area #4
Under 5 years	473	1168	2,210	1,202
5 to 17 Years	1,072	2,387	4,065	2,384
18 to 20 Years	230	542	968	498
21 to 24 Years	342	724	1,554	488
25 to 44 Years	2,049	4,112	6,623	2,482
45 to 54 Years	709	1,423	1,768	820
55 to 59 Years	318	602	665	411
60 to 64 Years	319	601	686	322
65 to 74 Years	463	1,025	1,068	468
75 to 84 Years	165	367	392	253
85 and Over	37	70	71	57

3.D.01 TOURISM

The Las Vegas Convention and Visitors Authority projects, that by the end of 1996 nearly 30.3 million persons will have visited Las Vegas this year alone. This incredible influx of tourists, combined with the absence of vital tourist attractions, provide substantial opportunity for the socioeconomic evolution of all four potential redevelopment areas.

Las Vegas was made famous by the Casino Center. Today, the "Strip" has become the heart of the Las Vegas tourist industry. Visitors tend to travel to the major resort casinos located at the Strip and bypass the older gaming oriented casino's located downtown. This draw of tourists towards the Strip reduces potential tourism pull in other areas of the Las Vegas Valley.

As a result of the strong tourist appeal centered around the Strip, a substantiated base for tourism in all four redevelopment areas is unavailable. Moreover, as a result of deteriorating conditions within each Sub-Area, the desired tourism pull is unattainable.

3.D.02
EMPLOYMENT STATISTICS

Once dominated by agriculture, then manufacturing, the national economy has again changed. The 1990's and beyond will be known as the information or service economy. The Nevada Employment Security Department reported that labor force and employment in Clark County nearly doubled between 1980 and 1993.

Additionally, the number of persons employed increased from 221,000 to 439,600 within the boundaries of Clark County alone. Subsequently, the Nevada Commission on Economic Development reported that in 1992, the state attracted over 123 new companies. Despite these presumably positive employment statistics, the unemployment rate in 1993 for Clark County hovered around seven percent.

Just three years earlier, the unemployment rate reached lows of 4.9 percent. The increased unemployment, according to the Nevada Employment Security Department, results from the droves of Arizona and California residents moving to Las Vegas.

TABLE: Percentage of Persons in Labor Force

Sub-Area	Percentage of Persons 16 and over in Labor Force
#1 (Decatur/Bonanza)	73.6
#2 (Rancho/Bonanza)	68.1
#3 (Eastern/I-515)	70.8
#4 (Expansion Site)	62.0

A more current representation of unemployment rates are made available in the above table. Once again, as a result of increased in-migration to Las Vegas, current unemployment percentages within the four potential redevelopment areas fail to return to preferred levels found in 1990. The current unemployment rate for Clark County as of March 1996 is 4.4 percent. Within each Sub-Area, however, a much larger representation of persons not employed is visible. On average, the rate of unemployment within the proposed redevelopment areas is over fifteen percent higher than the Clark County mean. These figures are representational of a greater need for labor opportunities.

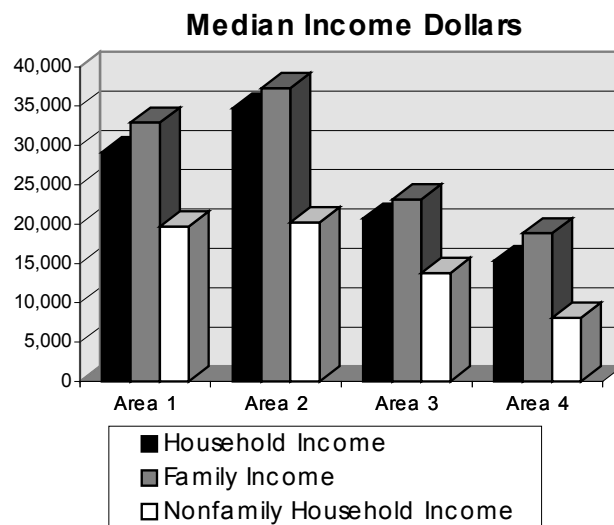
In each of the four proposed redevelopment areas, three major occupations are visible: Sales, Service and Precision Production, Craft and Repair Occupations. These three major occupations are backed by three major industries which also are found

throughout each potential redevelopment sector. Construction, Retail Trade, and Personal Service industries make up over 50 percent of all practicing businesses found in Las Vegas.

Despite differing geographical locations and population composition, similar employment statistics tend to govern each of the four proposed independent but related sub-areas.

INCOME STATISTICS/POVERTY STATUS

A global economy directly affects all economies. As a result, the slowing national economy could affect the State of Nevada in many ways. The major effect could be a decrease in overall gaming revenues if disposable incomes fall dramatically. An economy that grows more slowly may cause the state to become more dependent on gaming since there will be fewer economic opportunities elsewhere for expansion. Directly proportionate to economy is income level. General income levels are placed under three inclusive headings: Household Income, Family Income and Non-family Income. A relative trend is viewed throughout each Sub-Area in that the Family Income is higher than the Household Income, which in turn, is higher than the Non-family Income. Out of the four potential redevelopment sectors, Sub-Area #2 (Rancho/Bonanza) controls the highest levels of income present, followed by Sub-Areas #1 (Decatur/Bonanza), then #3 (Eastern/I-515) and finally #4 (Expansion of Enterprise Site). Close to \$9,000 difference is observed through each downward progression of median family income dollars from Sub-Area to Sub-Area, as compared to the progression of a significantly lower difference in both Household and Non-Household Income dollars.



As visual proof to the statements made earlier, this chart not only represents the median levels of income throughout the four potential redevelopment sectors, but also establishes an observable representation of income quality throughout each of the three general headings. A factor directly affecting the various levels of income throughout the redevelopment Sub-Areas is poverty status. Within each Sub-Area, a grouping of persons, slightly less than the total population for that Sub-Area, is used to determine poverty status. From these figures, a representational percentage is defined as to those individuals which fall below the poverty level.

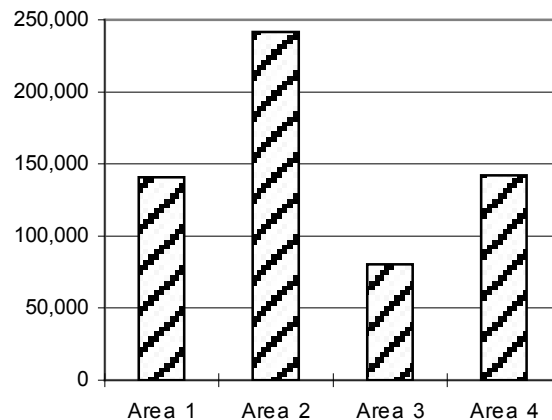
TABLE: Percentage of Persons Below Poverty Level

Sub-Area	Percentage of Persons Who Fall Below Poverty Level
#1 (Decatur/Bonanza)	11.3%
#2 (Rancho/Bonanza)	14.6%
#3 (Eastern/I-515)	23.5%
#4 (Expansion Site)	38.9%

This table represents the incredibly high percentage of persons in Sub-Areas #3 (Eastern/I-515) and #4 (Expansion of Enterprise Site) which fall below the poverty level. In conjunction with the chart above, these figures demonstrate a conclusive need for improved living conditions within each Sub-Area of the Redevelopment Study. More importantly, the current Clark County average of persons who fall below the poverty level is found to be around 10.5 percent. In each of the four potential redevelopment areas, a monumental rise in poverty level is visible. On average within the proposed additions to the existing Redevelopment Area as compared to current Clark County average, a 50 percent increase in poverty level is detected. The proposed arrival of new commercial ventures would not only help to upgrade and beautify individual Sub-Areas, but in turn, would create an increased number of jobs; thus, potentially assisting in the reduction of the high percentages of persons below the poverty level.

PROPERTY TAX VALUE ASSESSMENTS

Although each Sub-Area of the redevelopment survey contains various land uses, the average assessed value of parcels in this study will not discriminate between uses. The primary concern of this study is to make available overall average assessed value of parcels within the boundaries of an individual Sub-Area. The chart below demonstrates the relatively high average tax value of the parcels located in Sub-Area #2 (Rancho/Bonanza) with respect to other Sub-Areas in the redevelopment survey. The justification for large scale differences viewed within the individual Sub-Areas lies in the disparity between average acreage and land use. Those parcels in which the primary land use is dedicated towards commercial purposes tend to be larger, and thus have a higher assessed tax value than the majority of residential properties viewed throughout the Redevelopment Study. Sub-Area #2 (Rancho/Bonanza) contains the largest number of massive commercial properties within the four Sub-Areas contributing to the comparably high average assessed tax value. Other average assessed tax values are made available in the following chart.

Average Assessed Value of Parcels

3.D.05
CRIME STATISTICS

As a whole, the four potential redevelopment Sub-Areas hold an average crime rate of 30.38 crimes per 1,000 population. However, it must be noted that most of these crimes are directly substantiated by deteriorating conditions within survey Sub-Area #2 (Rancho/Bonanza).

Point of fact, if the Rancho/Bonanza Sub-Area was suspended from the initial crime rate calculation, the average crime rate would be reduced to 15.9 crimes per 1,000 population. This figure is almost less than one half the computed average crime rate which previously included Sub-Area #2 (Rancho/Bonanza).

TABLE: Crimes Per 1,000 Population

Sub-Area	Crimes per 1,000 Population
#1 (Decatur/Bonanza)	10.65
#2 (Rancho/Bonanza)	73.38
#3 (Eastern/I-515)	15.26
#4 (Enterprise Site)	21.81

Current Clark County crime figures aid in revealing the exceptionally high crime rates which are present throughout the four potential redevelopment Sub-Areas.

Clark County currently holds an average of 12.14 crimes per 1,000 population. This figure is significantly lower than those figures available for Sub-Areas #2, #3 and #4 included in the proposed additions to the existing Redevelopment Area. The crimes which currently deserve the most attention are as follows: Burglary, Larceny and Assault. Each of these divisions of crime display respectively large figures in comparison to other crime divisions used to establish the July 1995 - October 1995 crime index.

3.D.06 FIRE STATISTICS

Over 368,360 persons, excluding seasonal populations (vacationers) or daytime working populations make up the listing of permanent residents for whom Clark County - and more generally - the City of Las Vegas firefighters provide service and protection.

According to Deputy Fire Chief Ken Riddle who prepared an occurrence form for the National Fire Protection Association Survey of Fire Departments for United States Fire Experience during 1995, a unit of 299 full-time uniform firefighters handled 475 residential dwelling fires, and approximately 75 commercial fires, not to mention the some 47,000 other responses in the Las Vegas area.

The current trend of fire related incidents tend to occur in residential locations, favoring our largely commercial Sub-Areas. As a result of the overpowering commercial populations within the four potential redevelopment Sub-Areas, an inherently lower fire risk is available. However, in such Sub-Areas where deterioration is visible, instances of fires in dumpsters, hazardous materials responses, as well as false alarm responses, are significantly higher.

Estimated property damage from fires accounted for millions of dollars in damage in Las Vegas in 1995. However, by directing proper attention towards deteriorated structures which serve as potential landmarks for fire related incidents, we can help to reduce the number of fire hazards in the Las Vegas Area.

SUMMARY

A description of the physical, social and economic conditions existing in the area.

the Summary Section 2.J describes in detail NRS 279.388, the statutory definition of "Blight". Additional characteristics are exhibited in the physical, social and economic conditions of the area. Neighboring development to four Sub-Areas evaluated in the Report have extensive characteristics indicative of statutory conditions. The following is a summary of each Sub-Area:

SUB-AREA #1**DECATUR/BONANZA**

Properties surrounding the commercial development include deteriorated multiple family housing and aged single family residences. The multi-family housing is significantly deteriorated. Single family residences - not owner occupied - are deteriorating rapidly.

Multi-family housing is occupied by lower income individuals and similar economic characteristics are possessed by tenant residents of the single family homes. The Sub-Area is fast becoming a transitioned neighborhood. There are limited social, medical and recreational outlets available to residents, retail goods and services are limited and there is no nearby grocery shopping. Crime and vandalism in the area is increasing and employment opportunities are limited.

SUB-AREA #2**RANCHO/BONANZA**

Properties surrounding the commercial development include aged and deteriorated housing and transitioning neighborhoods. All nearby housing has similar characteristics to Sub-area #1. Tenant residents possess lower economic characteristics and limited ability to purchase retail goods and services. No nearby grocery shopping, social services or medical assistance exists. Crime and vandalism in the area is increasing and employment opportunities are limited.

SUB-AREA #3**EASTERN/I-515**

Properties surrounding the commercial development include significantly deteriorated multi-family housing and rapidly transitioning single family homes. Limited social services, medical assistance, religious services or recreational opportunities exist. There are no parks or open spaces developed for public use. Crime and vandalism

in the areas high. The large majority of residents are lower income individuals and housing tenants. Individual access to retail goods and services are minimal. Employment is limited.

SUB-AREA #4

EXPANSION OF ENTERPRISE SITE

Characteristics of the Sub-Area are similar to the other Sub-Areas evaluated. Unemployment is high and crime and vandalism is high. There exists limited access to retail shopping. Most residents do not own their homes.

4.A SOURCE OF REVENUE

The state's Community Redevelopment Law authorizes the City of Las Vegas Redevelopment Agency and the existing Redevelopment Plan for the Las Vegas Redevelopment Area to finance the Redevelopment Area with financial assistance from the City of Las Vegas, State of Nevada, Federal Government, tax increment funds, interest, income, Agency bonds, assessment districts, benefit districts, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out the Las Vegas Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for nominal administration of the Redevelopment Area may be provided by the City of Las Vegas until adequate tax increment proceeds or other funds are available or sufficiently assured, to prepay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City of Las Vegas loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out the Las Vegas Redevelopment Plan. As available, gas tax funds from the State may be used for street improvements and other transportation facilities.

When all debts incurred by the Redevelopment Agency in renewing the Area have been retired, the Agency will terminate the tax increment process. At this time, all increased assessed value will be "unfrozen" and will be available to all taxing bodies.

The actual annual flow of tax increment income will be publicly reported and a year-by-year re-evaluation will be made by the Redevelopment Agency. The annual report and re-evaluation will be discussed publicly.

4.A.01 TAX INCREMENT FINANCING

Pursuant to NRS 279.676 and Section 610 of the existing Redevelopment Plan, all taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, the City of Las Vegas, Clark County, any District or any other public corporation, hereinafter sometimes called "Taxing Agencies", after the effective date of the Ordinance approving the Redevelopment Plan or the Ordinance approving the Amendment to the Redevelopment Plan, as to the area proposed to be added, shall be divided as follows. NOTE: NRS 279.674 specifically states that the word "taxes" shall include all levies on an ad valorem basis upon land or real property.

- A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized prior to the effective date of the Ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levies by or for any taxing agency or agencies which did not include the territory of the Redevelopment Area on the effective date of the Ordinance but to which the territory is annexed or otherwise included after the effective date, the assessment roll of the City of Las Vegas last equalized on the effective date of the Ordinance shall be used in determining the assessed valuation of the taxable property in the Redevelopment Area on the effective date; and

- B. That portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the City of Las Vegas Redevelopment Agency to pay the principal of and interest on loans, money advanced to, or indebtedness whether funded, refunded, assumed, or otherwise, incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Area. Unless and until the total assessed valuation of the taxable property in the Area exceeds the total assessed value of the taxable property in the Redevelopment Area as shown by the last equalized assessment roll, all of the taxes levied and collected upon the taxable property in the Redevelopment Area shall be paid into the funds of all the respective taxing agencies. When such loans, advances, and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Redevelopment Area shall be paid into the funds of their respective taxing agencies as taxes on all other property are paid.

In any fiscal year, the total revenue paid to a Redevelopment Agency in combination with the total revenue paid to any other Redevelopment Agencies and any tax increment areas of municipality must not exceed:

1. In a municipality whose population is 100,000 or more, an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent of the total assessed valuation of the municipality.
2. In a municipality whose population is less than 100,000, an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 15 percent of the total assessed valuation of the municipality.

If the revenue paid to a Redevelopment Agency must be limited pursuant to paragraph 1 or 2 above and the municipality has more than one Redevelopment Agency or tax increment area, or one of each, the municipality shall determine the allocation to each Agency and Area. Any revenue which would be allocated to a Redevelopment Agency but for the provisions of this section must be paid into the funds of the respective taxing agencies.

Although, at this time, the current population of the City of Las Vegas exceeds 100,000 population, there exists one Redevelopment Agency and one Redevelopment Area. For the purpose of NRS 279.676, the assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15, immediately preceding the effective date of the ordinance. For the existing Las Vegas Redevelopment Area, that last equalized assessment roll was the roll existing on March 15, 1986. For the area proposed to be added the last equalized assessment roll will be the roll existing on March 15, 1996.

The portion of taxes allocated to the Agency from the Redevelopment Area, including the area proposed to be added, is irrevocably pledged for the payment of the principal of the interest on the advance of money, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Redevelopment Area in whole or in part.

The Agency is also authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Redevelopment Plan.

In general, the tax increment financing is designed to make redevelopment self supporting. As redevelopment activities are undertaken and property values increase, taxes attributable to those increased assessed values are paid to the Agency to repay the Agency's expenditures.

Although the Agency, by statute, may routinely prepare budgets based on estimated tax increments to use in formulating redevelopment activity, it is current administrative policy to utilize actual receipts for Agency operations and plans.

From the standpoint of fiscal management, the Redevelopment Agency is not involved in the manner or determination of assessment by the County. Additionally, the tax funds received by the Agency are subject to increases and decreases as the property within the Area is re-evaluated and increase or decreases in assessed value, and as the

overall tax rate for the City changes from year to year. The presence of these outside factors which affect income to the Agency by this method mean that no certain long range projections of income can be certain for this revenue source. As a result, each time a project is contemplated, funds from this source must be examined to identify capacity to cover all direct and indirect project costs.

As previously stated, the assessed valuation of the Redevelopment Area will increase over the next five years, producing tax increments which may be used directly for financing of projects, or to repay bonds or loans which will be issued for financing of projects.

The chart of Individual Parcel Evaluation, in Section 2.G.02, indicates potential increased assessments.

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4.A.03 OTHER REVENUE SOURCES

NRS, and the existing Redevelopment Plan, allow the Agency to accept donations, gifts of money, property and land, and other items which may be considered a source of revenue. Other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available. NRS, and the existing Redevelopment Plan, also provide an opportunity for the Redevelopment Agency, for the purpose of raising money, to issue and sell general obligation bonds, as well as, sell or lease various properties.

4.B.

ANALYSIS OF REVENUE SOURCES FOR FINANCING OF REDEVELOPMENT PROJECTS

Because the valuation within the Area will change on an annual basis, it is impossible to project the total financing power of the Area with any certainty. While this may be done on an annual basis, with information at hand, and assuming deterioration in either Area or City valuation, the true future capacity for financing will be unknown from year to year.

Therefore, on an annual basis, the financing ability of the Area will be estimated, using current data as to the assessed valuations of both the Area and the City and the existing tax rate for the City. Each project proposed for financing using tax increment funds, other revenues, or a combination thereof, will be analyzed for financial feasibility individually, and each feasibility analysis will be considered in the light of previously financed projects and use of revenue.

At the time each analysis of financial ability is accomplished, all other resources or revenue available to the Redevelopment Agency will be reviewed to determine whether they will be required to assist in financing activities.

4.C.

AFFORDABLE HOUSING SET ASIDE

In accordance with NRS 279.685 the Agency is required to set aside 15 percent of the revenue from taxes allocated to the Agency for low income housing. As stated in NRS 279.685, these revenues are to be used to increase, improve and preserve the number of low income dwelling units in the community.

PROPERTY OWNER PARTICIPATION

The following provisions are contained in the Redevelopment Plan and in Owner Participation Rules adopted by the Agency, and these provisions and rules shall also apply to the new area following adoption of the amendment to the Redevelopment Plan with accordance to NRS 279.566, the following outlines property owners' participation in redevelopment:

1. Every Redevelopment Plan must provide for the participation in the redevelopment of property in the redevelopment area by the owners of all or part of that property, if the owners agree to participate in conformity with the Redevelopment Plan adopted by the legislative body for the area.
2. With respect to each Redevelopment Area, each agency shall, before the adoption of the Redevelopment Plan, adopt and make available for public inspection rules to implement the operation of this section in connection with that plan.
3. Every Redevelopment Plan must contain alternative provisions for redevelopment of the property if the owners fail to participate in the redevelopment as agreed.

In order to provide opportunities to Owners and Tenants to participate in the redevelopment of the Redevelopment Area, the Agency shall promulgate rules for owner and tenant participation within the Redevelopment Area. In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities. Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Redevelopment Area; and (5) the construction or expansion of public facilities. The Agency may require that, as a condition to participation in redevelopment and as a condition to Agency approval of such development or improvement, each participant enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, improve, use and maintain the property. An "Owner Participation Agreement" describes such an agreement. In this process, an Owner or Tenant enters into an agreement with the Agency in accordance with the provisions of the Redevelopment Plan and these rules.

The City of Las Vegas Redevelopment Agency states that Public and Private Owners or Tenants wishing to develop or improve their properties within the Redevelopment Area may be required, as a condition to Agency approval of such development or improvement, to enter into an Owner Participation Agreement with the Agency if the Agency determines it is necessary to impose upon such property any of the standards,

restrictions and controls of the Redevelopment Plan. The Owner Participation Agreements may require the Participant to join in the recordation of such documents as the Agency may require in order to ensure the property will be developed and used in accordance with the Redevelopment Plan and the Owner Participation Agreement.

5.B TYPES OF PARTICIPATION

Subject to specific rules and limitations, Owners and Tenants shall be given a reasonable opportunity to participate in redevelopment by:

1. Retaining all or a portion of their properties;
2. Acquiring adjacent or other properties within the Redevelopment Area;
3. Rehabilitation of existing buildings or improvements;
4. New development; or
5. Selling their properties to the Agency and purchasing other properties in the Redevelopment Area.

Each proposal for participation shall be reviewed by the Agency specifically with respect to the following:

1. Conformity with the land use provisions of the Redevelopment Plan;
2. Compatibility with the standards, covenants, restrictions, conditions and controls of the Redevelopment Plan;
3. Compatibility with parcelization of the Redevelopment Area into sites adequate for redevelopment; and
4. The participant's ability to finance the acquisition and development or improvement in accordance with the Redevelopment Plan.

A listing of five factors have been established for those instances in which conflicts develop between the desires of participants for particular sites or land uses. In such instances, the Agency is authorized to establish reasonable priorities and preferences among the Owners and Tenants. The following list is weighed in the establishment of priorities and preferences:

1. A participant's length of occupancy in the area;
2. Accommodation of as many participants as possible;
3. Similarity of land use;
4. The necessity to assemble sites for integrated, modern development; and
5. Conformity of a participant's proposal with the intent and objectives of the Redevelopment Plan.

The Agency may, in its sole and absolute discretion, determine that certain real property within the Redevelopment Area presently meets the requirement so the Redevelopment Plan and the Owners of such property will be permitted to remain as conforming Owners without an Owner Participation Agreement with the Agency, provided such Owners continue to operate, use and maintain the real property within the requirements of the Redevelopment Plan. In the event that any of the conforming Owners desire to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming, or (2) acquire additional property within the Redevelopment Area, then, in such an event, such conforming Owners shall be required by the Agency to enter into an Owner Participation Agreement with the Agency.

Public and private Owners or Tenants wishing to develop or improve their properties within the Redevelopment Area may be required, as a condition to Agency approval of such development or improvement, to enter into an Owner Participation Agreement with the Agency if the Agency determines it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan. The Agreement may request the participant to join in the recordation of such documents as the Agency may require in order to ensure the property will be developed and used in accordance with the Redevelopment Plan and the Owner Participation Agreement.

If the Agency determines that an Owner or Tenant of real property within the Redevelopment Area shall be required to enter into an Owner Participation Agreement, the Agency shall notify the Owner or Tenant in writing of its intention to require the Owner or Tenant with a copy of the proposed Owner Participation Agreement.

An Owner or Tenant presented with an Owner Participation Agreement by the Agency must enter into the Agreement within a reasonable period of time as determined by the Agency. An Owner or Tenant must submit proof of his qualifications, including financial responsibility, to carry out the terms and provisions of the Owner Participation Agreement.

An Owner Participation Agreement shall obligate the Owner, his heirs, successors and assigns, and tenants to devote the property to the uses specified in the Redevelopment Plan, abide by all provisions and conditions of the Redevelopment Plan for the period of time that the Redevelopment Plan is in force and effect, and comply with all the provisions of the Owner Participation Agreement according to their terms, duration and effect.

An Owner Participation Agreement may provide that if the Owner or Tenant does not comply with the terms of the Agreement, the Agency, in addition to other remedies, may acquire such property or any interest therein for the fair market value as of the date of the Owner Participation Agreement, and the Agency may thereafter dispose of the property or interest so acquired in accordance with the Redevelopment Plan.

An Owner Participation Agreement shall contain such other terms and conditions which, in the discretion of the Agency, may be necessary to effectuate the purposes of the Redevelopment Plan.

The Agency shall not acquire real property to be retained and developed by an Owner or Tenant pursuant to a fully executed Owner Participation Agreement if the Owner or Tenant fully performs under the Agreement.

The Agency shall not acquire real property on which an existing building is to be continued on its present site under the Redevelopment Plan and in its present form and use without the consent of the Owner, unless:

1. Such building requires structural alteration, improvement, modernization or rehabilitation;
2. The site or lot on which the building is situated requires modification in size, shape or use; or
3. It is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan, and the Owner or Tenant fails or refuses to participate in redevelopment by executing an Owner Participation Agreement.

These rules may be modified or amended from time to time by the Agency at any regular or duly called special meeting, provided, however, that no such amendment shall retroactively impair the rights of Owners or Tenants who have executed Owner Participation Agreements with the Agency in reliance upon these rules as presently constituted.

In the event an owner or tenant participant fails or refuses to rehabilitate or develop and use and maintain its real property pursuant to a participation agreement, the real property or any interest therein may be acquired by the Agency by any lawful means, including eminent domain, and sold or leased for rehabilitation or development.

NOTIFICATION PROCEDURES

In regards to notification procedures followed by the City of Las Vegas Ordinances: Procedure for enactment; emergency ordinances:

1. All proposed ordinances, when they are first proposed, must be read to the City Council by title and referred for consideration to a committee which is composed of any number of members of the City Council who are designated by the Mayor, after which an adequate number of copies of the proposed ordinance must be deposited with the City Clerk for public examination and distribution upon request. Except as otherwise provided in subsection 3 and for the adoption of specialized or uniform codes, notice of the deposit must be published once at least 10 days before the adoption of the ordinance. The City Council must adopt or reject the ordinance, or an amendment thereto within 30 days after the date of that publication.

2. At the first regular meeting of the city council or any adjournment of that meeting, after the proposal of an ordinance and its reference to a committee, the committee must report to the City Council with respect to the proposed ordinance, at which time the committee may request additional time to consider it. The committee must complete its additional consideration of the proposed ordinance and report its recommendations to the board with the 30-day period which is specified in subsection 1. After a recommendation by the committee for the adoption of the proposed ordinance, the proposed ordinance must be read by title as first introduced, or as amended, and finally voted upon or action thereon postponed, but the proposed ordinance must be adopted, with or without amendments, or rejected within 30 days after the date of the publication which is provided for in subsection 1.

3. In cases of emergency or where the ordinance is of a kind whose enactment as if an emergency existed is permitted by a provision of NRS or section 7.020 or 8.210 of the City charter, final action, upon the unanimous vote of the entire City Council, may be taken immediately or at a special meeting of the proposed ordinance with the City Clerk need be published.

4. Each ordinance must be signed by the Mayor, attested by the City Clerk and published at least once by title, together with the names of the members of the City Council who voted for or against its adoption, and the ordinance becomes effective on the day after that publication. The City Council may, by majority vote, order the publication of the ordinance in full in lieu of publication by title only.

5. The City Clerk shall record all ordinances which have been adopted in a register which is kept for that purpose, together with the affidavits of publication by publisher.

According to NRS 279.602, a copy of the ordinance transmitted to the Redevelopment Agency, upon filing of the ordinance with the City Clerk or other appropriate officers of

the legislative body, a copy of the ordinance shall be sent to the agency, and the agency is vested with the responsibility for carrying out the plan.

It is further found and declared that:

1. Conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize or rehabilitate his property while the condition of the neighboring properties remains unchanged.
2. As a consequence the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.
3. Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles, and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as a practical matter impossible for owners to undertake because of lack of legal power and excessive costs.
4. The remedying of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe and unsanitary buildings, and the redevelopment of the planning and continuing land use and construction policies.

5.D EMINENT DOMAIN

According to NRS 279.424, Declaration of state policy: Redevelopment of blighted areas by eminent domain; public use; necessity. It is declared to be the policy of the state:

1. To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means.
2. That whenever the redevelopment of blighted areas cannot be accomplished by private enterprise alone, without public participation and assistance in the acquisition of land, in planning and in the financing of land assembly, in the work of clearance, and in the making of improvements necessary therefor, it is in the public interest to employ the power of eminent domain, to advance or expend public funds for these purposes, and to provide a means by which blighted areas may be redeveloped or rehabilitated.
3. That the redevelopment of blighted areas and the provision for appropriate continuing land use and construction policies in them constitute public uses and purposes for which public money may be advanced or expended and private property acquired, and are governmental functions of state concern in the interests of health, safety and welfare of the people of the state and of the communities in which the areas exist.
4. That the necessity in the public interest for the provisions of NRS 279.382 to 279.680, inclusive, is declared to be a matter of legislative determination.

In addition, under provisions set forth by NRS 279.492, perty already devoted to a public use may be acquired by the agency through eminent domain, but property of a public body shall not be acquired without its consent.

Furthermore NRS 279.456 provides that an agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

5.E RELOCATION

The Agency shall provide assistance for relocation and shall make the payments required by Chapter 342 of NRS for programs or projects for which financial assistance is received to pay all or any part of the cost of that program or project. The Agency may make such other payments as may be appropriate and for which funds are available.

The following the Las Vegas Redevelopment Agency's plan and method of relocation:

Displacement

In the event of any displacement that might arise as a result of Agency land acquisition actions, the Agency will provide the affected party(ies) with relocation advise and assistance in full compliance with:

1. The Relocation Assistance and Real Property Acquisition Policies Act NRS 342, et. seq.) and the State Guidelines adopted and promulgated pursuant thereto (for any acquisitions in which Federal Funds are involved);
2. Relocation Rules and Regulations adopted by the Agency;
3. The Federal Uniform Relocation and Real Properties Acquisition Act of 1970 (applicable to the property in question) and Federal Rules and Regulations promulgated pursuant thereto; and,
4. The provisions of the Plan for the Redevelopment Area. In this vein, the Agency will pay all relocation payments required by the applicable regulations above, and may make such discretionary relocation payments which it may deem reasonable and necessary to achieve the objectives of the Plan.

Finally, although the Agency will accept lead responsibility for implementation of any required relocations, it is understood that there may be instances where development agreements will require the participation of the developer in the provisions of relocation payments.

Relocation Procedures

1. Administrative Organization

a. Responsible Agency

The City of Las Vegas Downtown Redevelopment Agency (the "Agency") will be responsible for providing relocation payments and assistance to individuals, families, and businesses that might be displaced from the Redevelopment Area by Agency actions. The Agency may meet its

relocation assistance responsibilities via the use of either staff or consultants, or a combination thereof, and will utilize available community resources and services to provide relocation assistance in the most effective manner.

b. Functions

The Agency's staff and/or consultant(s) will perform the following functions:

1. Inform and advise Redevelopment Area residents of the Agency's Plan, and its possible effects upon site occupants and neighbors;
2. Work with Redevelopment Area occupants to determine their relocation needs and plans, keeping them fully informed of their rights and responsibilities under the applicable relocation laws, and of the relocation resources, special services, and forms of assistance available to them;
3. Advise and assist business owners and tenants in understanding and taking advantage of any development participation opportunities which might be provided within the Redevelopment Area (including assistance to each displaced business in obtaining and becoming established in a suitable replacement location, should they choose to continue in business);
4. Assist displaced persons in preparing claims for relocation payments, and securing payment for these claims in an expeditious and timely manner;
5. Establish and maintain an equitable and workable system for obtaining competitive bids from moving and storage companies, and from other concerns whose services might reasonably be required in the relocation process;
6. Maintain relocation records and prepare reports in accordance with applicable State and Federal relocation laws and regulations; and,
7. Provide all services required in such a manner as to ensure that the relocation results in fair, uniform, and equitable treatment for all affected parties, regardless of their race, color, religion, national origin, sex, marital status, or other arbitrary circumstances.

2. Relationship With Redevelopment Occupants

The Agency will maintain a close relationship with Redevelopment Area occupants, and will keep them, absentee owners, and the general community apprised of the Agency's plans and programs. As appropriate and needed, these relationships will be achieved via personal interviews, mailings, the distribution of informational materials, and public meetings to provide information and respond to questions. In all cases, these efforts will be maintained at such a level as to ensure that each affected Redevelopment Area tenant, owner, business, etc., is fully informed as to the relocation program, available services and resources, and applicable time schedules.

3. Relocation Standards for Residents

It is the objective of the Agency to ensure that displaced residents (if any) be established, with a minimum of hardship, in replacement housing which is decent, safe, and sanitary, and suitable to their needs. Furthermore, the Agency will ensure that housing for displaced residents is located in areas that are at least as desirable as their former home(s) with regard to:

- a. proximity to public utility infrastructures, public facilities, and commercial facilities;
- b. accessibility to their place(s) of employment; and,
- c. housing costs within their financial means.

4. Assistance to Businesses

Business occupants of the Redevelopment Area who might be displaced will be:

- a. interviewed at length to determine their individual relocation needs and preferences;
- b. provided with all required informational materials;
- c. assisted in locating suitable replacement locations;
- d. assisted in preparing relocation claims; and,
- e. referred, as appropriate, to outside agencies or organizations for assistance in achieving their relocation in a satisfactory manner.

5. Temporary Moves

Temporary moves will be required/permitted only under circumstances allowed by the applicable State and Federal relocation laws and regulations.

6. Grievance Procedures

Individuals, families, businesses, etc., that might be subject to displacement during the course of Redevelopment implementation will be informed by the Agency staff/consultant(s) of their right of appeal affecting their relocation. Such appeals will be made and reviewed in accordance with the grievance procedures adopted by the Agency, pursuant to the applicable State and Federal relocation laws and regulations

Additionally, according to NRS 279.478 under specified circumstances assistance for relocation shall be made available.

1. An agency shall provide assistance for relocation and shall make all of the payments required in regulations adopted by the director of the department of transportation pursuant to NRS 342.005 for programs or projects for which financial assistance is received to pay all or any part of the cost of that program or project.
 2. This section does not limit any other authority which an agency may have to make other payments for assistance for relocation or to make any payment for that assistance which exceeds the amount authorized in regulations adopted by the Agency pursuant to NRS 342.005 statutes.
- I. Compliance with local, state and federal law required; adoption of regulations by the Agency.
- A. Any department, agency, instrumentality or political subdivision of this state or any other public or private entity, which is subject to the provisions of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the regulations adopted pursuant thereto, state or local requirements, and which undertakes any project that results in the acquisition of real property or in a person being displaced from his home, business, or farm, shall provide relocation assistance and make relocation procedures and practices as are necessary to comply with those federal requirements.
 - B. The director of the Agency shall review the legislative acts and all amendments and regulations adopted pursuant thereto and adopt such regulations as finds are necessary to enable the Agency to comply with those requirements.

Before undertaking a project that will result in the displacement of a natural person or a business, each governmental body shall adopt policies pursuant to NRS 342.015 to 342.075, inclusive, to provide relocation assistance and make relocation payments to each person displaced from his dwelling or business establishment as a result of the acquisition of property in a manner substantially similar to and in amounts equal to or greater than those which are provided for in the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970, and the regulations adopted pursuant thereto.

- II. Payments of certain costs, fees and sums to persons displaced as result of acquisition of property by or on behalf of urban renewal agency; exceptions; other appropriate action which allows relocation to comparable location.

In addition to the relocation benefits provided pursuant to NRS 342.045, each person who is displaced from his business establishment as a result of the acquisition of property by an Agency created pursuant to Chapter 279 of NRS or by any person or entity acting on behalf of, in cooperation with or under contract with such an Agency, as consequence of the acquisition, must be paid:

1. The actual, reasonable and necessary costs of modifications made to machinery, equipment and other personal property moved to the new location which were necessary for the operation of the business, except that such costs must not exceed the acquisition cost of the machinery, equipment and other personal property less accumulated depreciation;

2. The prorated fees for any licenses, permits or certifications that must be obtained for the business to operate in the new location;

3. The actual, reasonable and necessary fees for professional services incurred in connection with the acquisition of a replacement site, including the services of architects, appraisers, attorneys, engineers, realtors and other consultants; and sum equal to:

An amount which, when added to the amount that the tenant formerly paid in rent, will enable him to rent or lease a comparable business location on the current market for a term equal to the period that would have remained on his lease if it had not be terminated as a result of the acquisition of the property or 3 years, whichever is greater.

- III. Duty to develop process for claiming eligibility for services and benefits provided to displaced persons or businesses by governmental body.

Before displacing a natural person or a business as a result of an acquisition, a governmental body shall develop a process by which natural persons or businesses who will be displaced from their dwellings or business establishments as a result of the governmental body pursuant to NRS 342.015 to 342.075, inclusive, may claim eligibility for those services and benefits. The process must

include, without limitation, claim forms and a schedule setting forth the time when those forms and any required attachments must be submitted to the governmental body and the time when the governmental body will distribute any monetary compensation or provide other services.

IV. Duty to provide certain administrative services to persons who may be displaced.

A governmental body shall provide the following administrative services for persons whose dwellings or business establishments are situated on property proposed for acquisition by the governmental body:

- A. Written materials and public meetings, where applicable, which will provide information on the proposed acquisition of the property and the services and benefits that will be available to the persons who will be displaced;
- B. Information and assistance regarding the time and manner in which the persons may claim eligibility for such services and benefits; and
- C. Ninety (90) days' written notice of the proposed displacement. This notice must contain information on the procedure for obtaining the services and benefits provided pursuant to NRS 342.015 to 342.075, inclusive, to which a person is otherwise eligible.

A governmental body may adopt ordinances or regulations or take any other appropriate action which allows a business to be relocated to a comparable business location.

“Comparable business location” means a location that is decent, safe and sanitary, adequate in size for the needs of the displaced business, functionally equivalent for the purpose of the displaced business and located in an area not subject to unreasonable adverse environmental conditions.

V. Period for making payments of benefits; payment to third party upon request; establishment of administrative appeal process for grievances.

- A. All payments of benefits pursuant to NRS 342.015 to 342.075, inclusive, must be made within ninety (90) days after notice of displacement is given by a governmental body. If a person entitled to such benefits informs the governmental body that a payment is needed immediately to pay a third party, such as a new landlord, utility company or escrow company, the governmental body shall make any authorized payment directly to the third party upon request.
- B. Each governmental body subject to the provisions of NRS 342.015 to 342.075, inclusive, shall establish an administrative appeal process for

handling grievances arising pursuant to those sections. The process must include, at a minimum, notice and an opportunity to be heard.



5.F PROPERTY ACQUISITION

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, all real property located in the Redevelopment Area, by gift, grant, bequest, devise, exchange, purchase, eminent domain, or any other means authorized by law.

It is further found and declared that the inability of individual landowners to rehabilitate property may be remedied by public acquisition.

1. Conditions of blight tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize or rehabilitate his property while the condition of the neighboring properties remains unchanged.

2. As a consequence the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.

3. Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles, and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as practical matter impossible for owners to undertake because of lack of legal power and excessive costs.

4. The remedying of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe and unsanitary buildings, and the redevelopment of the areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies.

NRS 279.488 states that without the consent of an owner, an agency may not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to impose upon such property any of the standards, restrictions and controls of the plan and the owner fails or refuses to agree to participate in the Redevelopment Plan.

In addition according to NRS 279.576, A Redevelopment Plan may provide for the agency to:

1. Acquire by gift, purchase, lease or condemnation all or part of the real property in the Redevelopment Area, and any personal property acquired in connection with that real property.

2. Issues bonds and expend the proceeds from their sale in carrying out the Redevelopment Plan.

It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Redevelopment Area, which cannot be acquired by gift, devise, exchange, purchase or other lawful method.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the Agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including, specifically, any lease hold interest.

Without the consent of an owner or owners, the Agency may not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation; (2) the site or lot on which the building is situated requires modification in size, shape or use; (3) it is necessary to impose upon such property any of the standards, restrictions and controls established pursuant to the Plan and the owner fails or refuses to execute a participation agreement in accordance with the provisions of the Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Redevelopment Area is completed unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

Generally, personal property shall not be acquired. However, where necessary in the execution of the Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means, including eminent domain.

These rules may be modified or amended from time to time by the Agency at any regular or duly called special meeting, provided however, that no such amendment shall retroactively impair the rights of Owners or Tenants who have executed Owner Participation Agreements with the Agency in reliance upon these rules as presently constituted.

5.G PROPERTY DISPOSITION

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, cause to be subdivided, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any real property acquired.

To the extent permitted by law, the Agency is authorized to dispose of real property by sale or lease by negotiation without public bidding.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and where beneficial to the redevelopment project, without charge to any other public body.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, except property conveyed by the Agency to the City or other public bodies. Any such lease or sale must be conditioned on the redevelopment and use of the property in conformity with this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure developments are carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE LAS VEGAS REDEVELOPMENT AREA

In that certain Redevelopment Plan (herein, the "Plan") for the Las Vegas Redevelopment Area, as adopted by the City Council of the City of Las Vegas by Ordinance No. _____ on _____, 19_____, and amended by Ordinance No. _____ on _____, 19_____, the following amendments are made as an attachment.

1. Paragraph C. of Section 200 of the Plan is hereby amended to read as follows:

C. "Map" means the Redevelopment Plan Map **and the "Extension of Redevelopment Area Boundaries Plan Maps"**.

2. Section 300 of the Plan is hereby amended to read as follows:

The boundaries of the Redevelopment Area are described in the "Legal Description of the Downtown Redevelopment Area," **and the "Extension of the Redevelopment Area Boundaries Legal Description"** attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Downtown Las Vegas Redevelopment Area Map," **and the "Extension of Boundaries Redevelopment Area Maps"** attached hereto as Attachment No. 2 and incorporated herein by reference.

3. Section 500 of the Plan is hereby amended to read as follows:

The "Redevelopment Plan Map," **and the "Extension of Redevelopment Area Boundaries Maps"** which appear in Attachment No. 3 of this Plan, illustrates the location of the Redevelopment Area boundaries, layout of the principal streets within the Redevelopment Area and the proposed land uses to be permitted in the Redevelopment Area, for all land -- public, semi-public and private. All development shall conform to the requirements of applicable state statutes and local codes as they now exist or are hereafter amended.

4. The first paragraph of Section 510.13 of the Plan is hereby amended to read as follows:

The principal streets and highways in the Redevelopment Area are shown on the Map and include, but are not limited to:

North-South Streets East-West Streets

Main Street	Washington Avenue
Las Vegas Boulevard	Bonanza Road
Maryland Parkway	Fremont Street

Highland Drive	Charleston Boulevard
Eastern Avenue	Sahara Avenue
<u>Decatur Boulevard Vegas Drive</u>	
<u>Martin Luther King Blvd. Lake Mead Blvd.</u>	
<u>Rancho Street</u>	<u>Owens Avenue</u>
<u>Bruce Street</u>	

5. Section 520.4 of the Plan is hereby amended to read as follows:

The number of dwelling units presently in the Redevelopment Area s approximately **2,278, and the “Extension of the Redevelopment Area Boundaries” is approximately 373..**

6. The second paragraph of Section 520.8 of the Plan is hereby amended to read as follows:

Sufficient space shall be maintained between buildings in all areas to provide adequate **landscaping**, light, air and privacy.

7. Include with the existing Attachment No. 1, the “Legal Description of the Redevelopment Area,” the “Extension of the Redevelopment Area Boundaries Legal Description,” attached hereto as Exhibit A and incorporated herein by reference.
8. Include with the existing Attachment No. 2, the “Las Vegas Redevelopment Area Map,” the “Extension of the Redevelopment Area Boundaries Maps,” attached hereto as Exhibit B and incorporated herein by reference.
9. Include with the existing Attachment No. 3, the “Redevelopment Plan Map,” the “Extension of the Redevelopment Area Boundaries Plan Maps,” attached hereto as Exhibit C and incorporated herein by reference.

10. Section 510 of the Plan needs to adopt two additional Designated Land Uses as described in the General Plan, Chapter 2.1.4 General Plan Land Use Classifications System. and incorporated herein by reference, are the “O” (Office) and “LI/R” (Light Industry/Research) land use definitions, more fully described as follows:

“Office (O): The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.”

“Light Industry/Research (LI/R): This light industry/research category allows areas appropriate for clean, low-intensity (non-polluting

and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.”

11. Section 520.15 of the Plan is hereby amended to read as follows:

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Redevelopment Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls, and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency, and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Redevelopment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Redevelopment Area. The Agency shall not approve any plans that

do not comply with this Plan. The Agency is hereby authorized to assign responsibility for the review and approval of such plans to the staff of the Agency should it so choose.

Plans shall address all proposed improvements to the site and include scale drawings of the site plan indicating front, side and rear yards, landscaping, streetscaping, signage and graphics. Plans shall indicate screening for objectionable external apparatus including roof mounted equipment. Exterior elevations and other presentation drawings shall identify all exterior massing, materials and color. Plans shall incorporate a report detailing the abatement of any environmental issues associated with the operation of the proposed development including noise, odor, glare, vibration, smoke, dust, ashes, radiation, hazardous or noxious wastes or any other factors requested by the Agency. Roof tops within the Redevelopment Area shall be designed as architectural element recognizing that adjacent or nearby neighbors may view onto those conditions.

**CITY OF LAS VEGAS PLANNING COMMISSION
MEETING OF AUGUST 22, 1996 MINUTES**

GPA-37-96

The August 22, 1996 Planning Commission meeting was held in the Council Chambers of the City of Las Vegas City Hall located at 400 East Stewart Avenue, Las Vegas, Nevada. The meeting was called to order at 6:36 p.m. by Chairman Marilyn Moran.

Those Planning Commission members in attendance were:

Marilyn Moran, Chairman

Larry Brown, Vice Chairman

Michael Buckley

David Greigo

Stephen Quinn

Mark Solomon

Chrispin Rivera (Excused)

Staff present were:

Robert Genzer, Planning Supervisor
Planning and Development Department

David Clapsaddle, Senior Planner
Planning and Development Department

Joel McCulloch, Planner 2
Planning and Development Department

Gary Reid, Planning Technician
Planning and Development Department

Bart Anderson, Public Works

Cheri Reeves, Public Works

Steve George, Deputy City Attorney

Linda Owens, Deputy City Clerk

The meeting was properly noticed and posted at the following locations:

Clark County Government Center
500 South Grand Central Parkway

Senior Citizen Center
450 East Bonanza Road

Clark County Courthouse
200 East Carson Avenue

City Hall Plaza
Court Clerk's Office Bulletin Board

City Hall Plaza
Special Outside Posting Bulletin Board

Dave Clapsaddle, Senior Planner, Current Planning Division, Planning and Development, announced the meeting was in compliance with the Open Meeting Law.

Consent Agenda Item Number A.
Planning and Development

GPA-37-96 - City of Las Vegas Redevelopment Agency:

Request by the City of Las Vegas Redevelopment Agency to amend portions of the southeast and southwest sectors of the General Plan for the purpose of expanding the boundaries of the Downtown Las Vegas Redevelopment Area.

City Staff in attendance representing the Redevelopment Agency were as follows:

Jeff Maresh, Director
Office of Business Development

Mike Majewski, Manager
Economic Development

Debra March, Senior Development Officer
Office of Business Development

Dave Oka, Project Officer
Redevelopment Agency

RAFI (Robert A. Fielden, Inc.) staff present and representing the project proposal were as follows:

Robert A. Fielden, NCARB, FAIA
Principal

Laura Spina, Planner

Jerry Tweden, Planning Assistant

Justin Evatt, Planning Assistant

Pat Adkins, Administrative Support

Dave Clapsaddle stated that at the last meeting there was a briefing on the expansion of the redevelopment areas. To make this presentation are Michael Majewski and David Oka of the Redevelopment Agency, Robert Fielden and Laura Spina of RAFI (Consultants). He informed the Commissioners that if they own property in the expansion area they need to sign a form declaring that information and not vote on this item.

Michael Majewski, City of Las Vegas, Economic Development/Redevelopment Agency, added it is not just owning property in the expansion area, but having a business interest that the Commissioners will have to declare.

Laura Spina, RAFI, 2480 East Tompkins Street, stated this issue has been before the Redevelopment Agency and they requested this item be heard before the Planning Commission. As requested at the Planning Commission briefing, they have put together a map showing the proposed expansion areas. Also, they were requested to ascertain whether there are any historical sites in the expansion areas.

Justin Evatt, RAFI, 2480 East Tompkins Street, said he met with Frank Wright, Curator for the Nevada State Museum and Historical Society, and obtained the definitions of a historical district and site: "A historical district is any geographically defined area which contains improvements which are worthy of protection for aesthetic interest or value, educational potential and historical or cultural significance. Any improvements which have a general character or appearance through prevailing architecture or landscaping or other cultural development of a period more than fifty years ago in the City's history and caused such an area by reason of such factors to constitute a fairly distinct section of the City." "A historical site means a grounds, garden or other site that is of exceptional significance to the community because it is identifiable with persons or events significant in long state or national history."

They were unable to find any historical sites in the areas they investigated, but other areas will have to be looked at.

Robert Fielden, RAFI, 2480 East Tompkins, (Consultant), appeared.

Commissioner Solomon asked about the historical value of the old Wonder World stores. A hundred years from now they may be considered historical. Is that being looked at?

Justin Evatt replied that Frank Wright goes by a set of standards that can determine a building or a site historical even if it isn't 50 years old.

Chairperson Moran commented that a lot of the historical sites have been burned down. If any of the Commissioners discover another historical site, they should inform staff.

ACTION/MOTION:

Commissioner Griego moved that the request be approved. The approval was unanimous. End (6:38-6:48)

8.A

RESOLUTION OF THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE REPORT TO THE CITY COUNCIL ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA, SUBMITTING SAID REPORT AND PROPOSED AMENDMENT TO THE CITY COUNCIL, AND CONSENTING TO A JOINT PUBLIC HEARING ON SAID REDEVELOPMENT PLAN

WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") has prepared a proposed Amendment to the Redevelopment Plan (the "Plan Amendment") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area"); and

WHEREAS, the Agency has submitted the proposed Plan Amendment to the Planning Commission of the City of Las Vegas for its report and recommendations, and, on August 22, 1996, the Planning Commission reviewed the proposed Plan Amendment and recommended the approval and adoption of the proposed Plan Amendment; and

WHEREAS, pursuant to Section 279.578 of the Community Redevelopment Law (Nevada Revised Statutes Section 279.382 et seq.), the Agency has prepared a Report to the City Council on the proposed Plan Amendment; and

WHEREAS, Section 279.608 of the Community Redevelopment Law requires the Agency and the City Council of the City of Las Vegas (the "City Council") to conduct a public hearing on the proposed Plan Amendment;

NOW, THEREFORE, THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby approves and adopts the Report to the City Council on the Plan Amendment for the Downtown Las Vegas Redevelopment Area and hereby submits said Report, together with the proposed Plan Amendment for the Redevelopment Area, to the City Council.

Section 2. The Agency hereby consents to a joint public hearing on the proposed Plan Amendment for the Redevelopment Area and requests the City Council to call a joint public hearing of the Agency and the City Council on Wednesday, October 16, 1996, immediately following the morning session of the City Council meeting at 10:45 a.m. in the City Council Chambers, 400 East Stewart Avenue, Las Vegas, Nevada, to consider and act upon the proposed Plan Amendment and all documents and evidence pertaining herein.

Section 3. The Secretary of the Agency shall, in conjunction with the Clerk of the City of Las Vegas, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

PASSED AND ADOPTED this 2nd day of October, 1996, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAS VEGAS
CONSENTING TO AND CALLING A JOINT PUBLIC HEARING ON THE
PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
DOWNTOWN LAS VEGAS REDEVELOPMENT AREA**

WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency"), by Resolution No. _____ on October 2, 1996, submitted to the City Council of the City of Las Vegas (the "City Council") a proposed Amendment to the Redevelopment Plan (the "Plan Amendment") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area") and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Plan Amendment; and

WHEREAS, the City Council acknowledges receipt of the proposed Plan Amendment, along with the Report to the City Council on the proposed Plan Amendment; and

WHEREAS, Section 279.508 of the Community Redevelopment Law (Nevada Revised Statutes Section 279.382 et seq.) authorizes a joint public hearing of the Agency and the City Council on the proposed Plan Amendment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby consents to and, at the request of the Agency, calls a joint public hearing of the Agency and the City Council on Wednesday, October 16, 1996, immediately following the morning session of the City Council meeting at 10:45 a.m. in the City Council Chambers, 400 East Stewart Avenue, Las Vegas, Nevada, to consider and act upon the proposed Plan Amendment and all documents and evidence pertaining thereto.

PASSED AND ADOPTED this 2nd day of October, 1996, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

A RESOLUTION OF THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY APPROVING THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE LAS VEGAS REDEVELOPMENT AREA

WHEREAS, on October 2, 1996, by Resolution No. _____, the City of Las Vegas Redevelopment Agency (the "Agency") submitted to the City Council of the City of Las Vegas (the "City Council") the proposed Amendment to the Redevelopment Plan (the "Plan Amendment") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area"), together with the Report of the Agency to the City Council concerning said Plan Amendment, and consented to and requested the City Council to call a joint public hearing of the Agency and the City Council to consider and act on the proposed Plan Amendment; and

WHEREAS, on October 2, 1996, by Resolution No. _____, the City Council acknowledged receipt of the proposed Plan Amendment and the Report to the City Council from the Agency and called for a joint public hearing to be held on October 16, 1996; and

WHEREAS, the Planning Commission has reported to the Agency and the City Council and has recommended approval of the Plan Amendment; and

WHEREAS, on October 16, 1996, the City Council and the Agency held a joint public hearing to consider adoption of the Plan Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in the Review Journal, a newspaper of general circulation in the City of Las Vegas, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first-class mail to the last known owner of each parcel of land in the area proposed to be added to the Redevelopment Area as shown on the records of the Clark County Assessor; and

WHEREAS, the Agency has considered the Report and Recommendations of the Planning Commission on the Plan Amendment, has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the Plan Amendment;

NOW, THEREFORE, THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency hereby approves the proposed Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, attached

hereto and incorporated herein by this reference, and recommends that the City Council approve and adopt the Plan Amendment.

Section 2. The Secretary of the Agency is hereby directed to transmit a copy of this resolution to the City Council for its consideration in acting on the adoption of the Plan Amendment.

PASSED AND ADOPTED this 16th day of October, 1996, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

PROPOSED AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE
DOWNTOWN LAS VEGAS REDEVELOPMENT PROJECT

(attached)

8.D.

AN ORDINANCE RELATING TO REDEVELOPMENT; AMENDING THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA, AS ADOPTED BY ORDINANCE NO. 3218 AND AMENDED BY ORDINANCE NO. 3339 AND BY ORDINANCE NO. 3637, TO INCLUDE ADDITIONAL PROPERTY; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH

Sponsored by: Summary: Expands the Downtown Las Vegas Redevelopment Area.

WHEREAS, the City Council of the City of Las Vegas (the "City Council") approved and adopted the Redevelopment Plan (the "Redevelopment Plan") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area") by Ordinance No. 3218 on March 5, 1986, and amended the Redevelopment Plan by Ordinance No. 3339 on February 3, 1988, and by Ordinance No. 3637 on April 1, 1992; and

WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") has been established as and authorized to be the official redevelopment agency to carry out in the City of Las Vegas the functions and requirements of the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes Section 279.382 et seq.) and to implement the Redevelopment Plan; and

WHEREAS, the Agency has proposed an Amendment to the Redevelopment Plan (the "Plan Amendment"), attached hereto as Exhibit A and incorporated by this reference, which will add area (the "Added Area") to the existing Redevelopment Area, which area is legally described in Exhibit B, attached hereto and incorporated herein by this reference; and

WHEREAS, the Agency submitted to the Planning Commission of the City of Las Vegas (the "Planning Commission") the proposed Plan Amendment and the Planning Commission, by its resolution approved and adopted on August 22nd, 1996, has recommended the approval and adoption of the proposed Plan Amendment; and

WHEREAS, the City Council has received from the Agency the proposed Plan Amendment, together with the Report of the Agency to the City Council; and

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 400 East Stewart Avenue, Las Vegas, Nevada, on October 16, 1996, to consider adoption of the proposed Plan Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in the Las Vegas Review Journal, a newspaper of general circulation in the City of Las Vegas, once a

week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint public hearing and a statement concerning acquisition of property by the Agency were mailed by first-class mail to the last known owner of each parcel of land in the proposed Added Area as shown on the records of the Clark County Assessor; and

WHEREAS, the City Council has considered the Report of the Agency, the report and recommendations of the Planning Commission and the proposed Plan Amendment, has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the proposed Plan Amendment; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the purpose and intent of the City Council with respect to the Added Area is to accomplish the following: (a) the elimination of environmental deficiencies and blight, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities and inadequate utilization of land and public facilities; (b) the assembly of land into parcels suitable for modern, integrated development and allowing for improved pedestrian and vehicular circulation; (c) the replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized; (d) the strengthening of retail, office and other commercial and residential functions in the Added Area; (e) the strengthening and diversification of the economic base of the Added Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth; (f) the provision of adequate land for parking and open spaces; (g) the establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties in the Added Area; (h) the provision of necessary public improvements to correct existing deficiencies; (i) the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements; (j) the minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency; (k) the orderly development of the Added Area; (l) the rehabilitation and preservation of historically and architecturally worthwhile structures and site; (m) the provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups; and (n) the upgrading of the quality of life in the Added Area.

Section 2. The City Council hereby finds and determines that:

(a) The Added Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law (Nevada Revised Statutes Section 279.382 to 279.680, inclusive). This finding is based upon the following conditions which characterize the Added Area, as more particularly set forth in the Report of the Agency to the City Council:

(1) The existence of a combination of physical and economic conditions, including: buildings that are deteriorated and dilapidated; buildings suffering from defects in design or physical construction; buildings which are substandard due to age, obsolescence, mixed character and shifting of uses; the inadequate provision of open spaces and recreational facilities; and economic deterioration or disuse resulting from faulty planning;

(2) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;

(3) The existence of inadequate streets and open spaces;

(4) The prevalence of economic maladjustment evidenced by a stagnation of or decline in retail sales thereby reducing the tax receipts available to pay for public services to the Added Area;

(5) A lack of proper utilization of parts of the Added Area resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare; and

(6) A loss of population and reduction of proper use of parts of the Added Area resulting in its further deterioration and added costs to the tax payer for the creation of new public facilities and services elsewhere.

(b) The Plan Amendment will redevelop of the Added Area in conformity with the Community Redevelopment Law and in the interests of the peace, health, safety and welfare of the community. This finding is based upon the fact that redevelopment of the Added Area will implement the objectives of the Community Redevelopment Law by: aiding in the elimination and correction of the conditions of blight; providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement; improving, increasing and preserving the supply of low and moderate income housing within the community; providing additional employment opportunities; and providing for higher economic utilization of potentially useful land.

(c) The Plan Amendment conforms to the General Plan of the City of Las Vegas. This finding is based upon the finding of the Planning Commission that the Plan Amendment conforms to the General Plan of the City of Las Vegas.

(d) The condemnation of real property, as provided for in the Plan Amendment, is necessary to the execution of the Redevelopment Plan, as proposed to be amended, and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Redevelopment Plan, as proposed to be amended, will be carried out and to prevent the recurrence of blight.

(e) Adequate permanent housing is or will be made available in the community for displaced occupants of the Added Area, at rents comparable to those in the community at the time of displacement, if the Plan Amendment, results in the temporary or permanent displacement of any occupants of housing in the Added Area. This finding is based upon the fact that the Agency's plan for relocation, as contained in the Report of the Agency to the City Council, and the Redevelopment Plan, as amended by the Plan Amendment, provide for relocation assistance and benefits according to law and authorize the Agency to provide other assistance as determined to be appropriate under the circumstances.

(f) All noncontiguous areas of the Added Area, are either blighted or necessary for effective redevelopment of the Redevelopment Area. This finding is based upon the fact that the boundaries of the Added Area were chosen to include lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the condition of blight, which inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan, as amended by the Plan Amendment.

(g) Inclusion of any lands, buildings or improvements in the Added Area which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part. This finding is based upon the fact that the boundaries of the Added Area were chosen as a unified and consistent whole to include all properties contributing to or affected by the blighting conditions characterizing the Added Area.

(h) Adequate provisions have been made for the payment of the principal of and interest on any bonds which may be issued by the Agency as provided in the Redevelopment Plan, as amended by the Plan Amendment. This finding is based upon the fact that the Redevelopment Plan authorizes the allocation of taxes to the Agency pursuant to NRS 279.676 ("tax increments") and pledges those tax increments to the repayment of indebtedness incurred by the Agency to carry out projects in the Redevelopment Area. Further, the Redevelopment Plan authorizes the Agency to obtain financial assistance from available public or private sources, including the City of Las Vegas, State of Nevada and federal government, interest income, donations, loans from private financial institutions and/or the lease or sale of Agency-owned property, in order to finance projects in the Redevelopment Area..

Section 3. The Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, as adopted by Ordinance No. 3218 and amended by Ordinance No. 3339 and Ordinance No. 3637, is hereby amended as set forth in the attached "Amendment to the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area," incorporated herein and made a part hereof by this reference. As so amended, the Redevelopment Plan is hereby incorporated by reference herein and designated as the official Redevelopment Plan for the Downtown Las Vegas Redevelopment Area.

The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan and the Plan Amendment into a single document, and said document, when filed with the City Clerk and the Secretary of the Agency shall constitute the official Redevelopment Plan.

Section 4. Ordinance No. 3218, Ordinance No. 3339 and Ordinance No. 3637 are continued in full force and effect as amended by this Ordinance.

Section 5. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan as amended.

Section 6. The City Clerk is hereby directed to record with the County Recorder of Clark County a description of the land within the Added Area and a statement that proceedings for the redevelopment of the Added Area have been instituted under the Community Redevelopment Law.

Section 8. The City Clerk is hereby directed to transmit, within thirty (30) days after the approval and adoption by the City Council of the Plan Amendment pursuant to this Ordinance, a copy of the description and statement recorded pursuant to Section 7 above, a copy of the Ordinance adopting the Plan Amendment and a map or plat indicating the boundaries of the Redevelopment Area, including the Added Area, to: (a) the auditor and tax assessor of Clark County; (b) the officer who performs the functions of auditor or assessor for any taxing agency which, in levying or collecting its taxes, does not use the Clark County assessment roll or does not collect its taxes through Clark County; and (c) the governing body of each of the taxing agencies which levies taxes upon any property in the Redevelopment Area, as amended.

Section 9. Effective Date. This Ordinance shall be in full force and effect twenty (20) days after its passage.

Section 10. Publication. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published by title, together with an adequate summary including any amendments, once in the Las Vegas Review Journal, a newspaper of general circulation, published and circulated in the City of Las Vegas, Nevada.

Section 11. Severability. If any part of this Ordinance, or the Plan Amendment which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Plan Amendment, and this City Council hereby declares that it would have passed the remainder of the Ordinance, or approved the remainder of the Plan Amendment, if such invalid portion thereof had been deleted.

PASSED AND ADOPTED this 16th day of October, 1996, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor _____

ATTEST:

City Clerk

EXHIBIT A

(attach Amendment to Redevelopment Plan)

9.A.

**REDEVELOPMENT AREA EXPANSION
LEGAL DESCRIPTION**

Those portions of Section 24 and Section 25, Township 20 South, Range 60 East, M.D.M., and those portions of Section 19, Section 21, Section 25, Section 26, Section 29, Section 30, Section 35, and Section 36 in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

THOSE PORTIONS OF SAID TOWNSHIP 20 SOUTH RANGE 60 EAST, M.D.M., DESCRIBED AS FOLLOWS:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24.

The East 210 feet of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 24.

That portion of the Northeast Quarter (NE 1/4) of said Section 25, lying North of the South boundary of GOLF RIDGE TERRACE UNIT NO. 7-E as shown on the plat on file in Book 6 of Plats, Page 74 of Clark County, Nevada Records and East of the West boundary of said GOLF RIDGE TERRACE UNIT NO. 7-E and the East boundary of the 2ND AMENDED PLAT OF GOLF RIDGE TERRACE UNIT NO. 7-F on file in Book 7 of Plats, Page 22 of Clark County, Nevada Records.

Those portions of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 25, described as Lot 1, in Block 10 of GOLF RIDGE TERRACE UNIT NO. 2 on file in Book 5 of Plats, Page 70 and Lots 2 through 10 in Block 10 of GOLF RIDGE TERRACE UNIT NO. 5 on file in Book 6 of Plats, Page 10 and Lot 1 and the South 31 feet of Lot 2 in Block 1 of GOLF RIDGE TERRACE UNIT NO. 1 on file in Book 5 of Plats, Page 55 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 25, described as Lots 1 through 6, Lots 40 through 48, the West 50 feet of Lots 9 through 17, and the vacated 15 foot wide, East-

West alley, all in Block 6 of LAS VEGAS SQUARE on file in Book 1 of Plats, Page 96 of Clark County, Nevada Records.

Those portions of said Sections 24 and 25, described as the Right-of-Way of DECATUR BOULEVARD (width varies), bounded on the North by the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of

said Section 24 and bounded on the South by the South line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 25.

THOSE PORTIONS OF SAID TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS FOLLOWS:

That portion of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 19, lying South of the North line of Parcel 1 and West of the West line of Parcel 2 as shown on the parcel map on file in File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records.

That portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 21, lying West of the West line of the East 390 feet of said East Half (E 1/2) of the Southwest Quarter (SW 1/4).

The West 793.63 feet (measured along the North line) of the North 769.98 feet (measured along the West line) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25.

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25, lying South of the Westerly prolongation of the North line of PARCEL NO. 1 as shown on the Parcel Map on file in File 29 of Parcel Maps, Page 51 of Clark County, Nevada Records and West of the West line of said PARCEL NO. 1.

That portion of the of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25, lying North of the North boundary of WASHINGTON ADDITION

UNIT NO. 1 on file in Book 5 of Plats, Page 87 of Clark County, Nevada Records and West of the West boundary of THE MEWS on file in Book 27 of Plats, Page 2 of Clark County, Nevada Records.

Those portions of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25, described as LOT 1 as shown on the parcel map on file in File 24 of Parcel Maps, Page 42 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way described by ORDER OF VACATION, recorded April 9, 1979 as Instrument Number 995696 of Clark County, Nevada Records and LOT 2A as shown on the parcel map on file in File 26 of Parcel Maps, Page 68 of Clark County, Nevada Records.

The North 350 feet of the West 350 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25.

The South 155 feet of the West 200 feet of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25.

That portion of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 25, lying West of the West boundary of TANKEL'S NORTH ADDITION No. 2 as shown on the plat on file in Book 1 of Plats, Page 95 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26, lying East of the centerline of TWENTY-THIRD STREET.

That portion of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26, lying North of the North line of Lots 167 through 170 in Block 6 and lying East of the East line of Lots 172 through 174 in Block 6 of the AMENDED PLAT OF GREATER LAS VEGAS ADDITION 3 UNIT NO. 5-B, on file in Book 11 of Plats, Page 41 of Clark County, Nevada Records.

That portion of the South Half (S 1/2) of the South Half (S 1/2) of said Section 26, described as Lots 46 through 52 in Block 4 and Lots 1 and 2 in Block 5, of GREATER LAS VEGAS ADDITION TRACT 1 as shown on the plat on file in

Book 4 of Plats, Page 72 of Clark County, Nevada Records.

That portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26, lying South of the South line of Lots 1 through 10 in Block 5 of GREATER LAS VEGAS ADDITION TRACT 1 as shown on the plat on file in Book 4 of Plats, Page 72 of Clark County, Nevada Records, and lying East of the East line of that certain 15 foot wide, North-South alley in said Block 5.

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 29, lying Northeast of the Northeast Right-of-Way line of RANCHO DRIVE and South of the South boundary of TWIN LAKES VILLAGE, UNIT 5 as shown on the plat on file in Book 4 of Plats, Page 61 of Clark County, Nevada Records.

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 29.

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29, lying East of the East line of the West 618.12 feet (measured along the North line) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29.

The Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29.

EXCEPT THEREFROM that portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, bounded as follows: bounded on the North by the centerline of WASHINGTON AVENUE; bounded on the South by the North Right-of-Way line of ERNEST MAY LANE; bounded on the East by the East Right-of-Way line of ROBIN LANE; and bounded on the West by the East line of that certain parcel of land described by DEED to the CITY

OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, lying South of the South boundary of ROBIN MANOR as shown on the plat on file in Book 28 of Plats, Page 92 of Clark County, Nevada Records and West of the East Right-of-Way line of DYKE LANE.

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, described as PARCEL A of that certain DEED to FRANCHISE REALTY INTERSTATE CORPORATION, recorded July 6, 1967 as Instrument Number 648248 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way of BONANZA ROAD.

That portion of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section 29, bounded as follows: bounded on the North by the North line of said South Half (S 1/2) of the Southeast Quarter (SE 1/4); bounded on the South by the North Right-of-Way line of ORAN K. GRAGSON HIGHWAY (US-95); bounded on the East by the West boundary of BONANZA PARK as shown on the plat on file in Book 29 of Plats, Page 41 of Clark County, Nevada Records; and bounded on the West by Northeast Right-of-Way line of RANCHO DRIVE.

That portion of Government Lot 1 in the Northwest Quarter (NW 1/4) of said Section 30, lying North of the South line and lying West of the East line of that certain parcel of land described by DEED to the STATE OF NEVADA, recorded August 7, 1959 as Document Number 169656 of Clark County, Nevada Records.

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30, lying West of the West boundaries of CHARLESTON ESTATES TRACT NO. 7-A as shown on the plat on file in Book 19 of Plats, Page 45 and CHARLESTON ESTATES TRACT 7B as shown on the plat on file in Book 23 of Plats, Page 9 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 35, lying North of the centerline of WALNUT AVENUE and East of the East boundary of BOULDER DAM HOMESITE ADDITION NO. 6 as shown on the plat on file in Book 3 of Plats, Page 82 of Clark County, Nevada Records.

Those portions of the Northeast Quarter (NE 1/4) of said Section 35, described as Lots 20 through 27 in Block 1, Lots 21 through 30 in Block 2, Lots 21 through 28 in Block 3, and that portion of Block 6, lying South of the South Right-of-Way line of the I-515 EXPRESSWAY, all in BOULDER DAM HOMESITE ADDITION TRACT NO. 4 as shown on the plat on file in Book 1 of Plats, Page 80 of Clark County, Nevada Records, together with that portion of 23RD STREET and MARLIN AVENUE as described by that

certain ORDER OF VACATION, recorded July 18, 1989 in Book 890718 as Instrument Number 00520 of Clark County, Nevada Records.

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of said Section 35, described as that portion of the I-515 EXPRESSWAY, lying within BOULDER DAM HOMESITE ADDITION TRACT NO. 2 as shown on the plat on file in Book 1 of Plats, Page 76, BOULDER DAM HOMESITE ADDITION TRACT NO. 3 as shown on the plat on file in Book 1 of Plats, Page 79 and BOULDER DAM HOMESITE ADDITION TRACT NO. 4 as shown on the plat on file in Book 1 of Plats, Page 80 of Clark County, Nevada Records.

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 35, lying North of the North boundary of MOSS TRACT NO. 3 on file in Book 3 of Plats, Page 61 of Clark County, Nevada Records and lying East of the East line of GIBSON & JONES ADDITION on file in Book 1 of Plats, Page 83 of Clark County, Nevada Records.

That portion of the West Half (W 1/2) of said Section 36, described as Lots 1 through 4 in Block 1 and Lots 1 and 2 in Block 8 of ARTESIAN ACRES as shown on the plat on file in Book 1 of Plats, Page 38 of Clark County, Nevada Records.

EXCEPT THEREFROM any portion of the above described Lots 1 and 2 in Block 8, lying within the Right-of-Way of the I-515 EXPRESSWAY.

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 36, described as that portion of Lot 4 in Block 8 of ARTESIAN ACRES as shown on the plat on file in Book 1 of Plats, Page 38 of Clark County, Nevada Records, lying Southeast of the South Right-of-Way line of the I-515 EXPRESSWAY and West of the East Right-of-Way line of that certain parcel of land described as Parcel I-515-CL-074.265 of that certain QUITCLAIM DEED to the CITY OF LAS VEGAS, recorded October 3, 1989 in Book 891003 as Instrument Number 00419 of Clark County, Nevada Records, together with the adjoining half street Right-of-Way of STEWART AVENUE.

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 36, lying East of the Northerly prolongation of the East boundary of SUNRISE PARK TRACT NO. 1 on file in Book 2 of Plats, Page 2 of Clark County, Nevada Records and lying West of the West Right-of-Way line of TWENTY-EIGHTH STREET.

That portion of the Southwest Quarter (SW 1/4) of said Section 36, lying North of the centerline of VALLEY STREET and West of the East boundary of SUNRISE PARK TRACT NO. 1 on file in Book 2 of Plats, Page 2 of Clark County, Nevada Records and the Northerly prolongation of said East boundary.

Those portions of said Sections 19 and 30, described as the Right-of-Way of DECATUR BOULEVARD (width varies), bounded on the North by the Westerly prolongation of the

North line of Parcel 1 as shown on the parcel map on file in File 23 of Parcel Maps, Page 3 of Clark County, Nevada

Records and bounded on the South by the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30.

Those portions of said Sections 25, 26, 35 and 36, described as the Right-of-Way of EASTERN AVENUE (width varies), bounded on the North by the North lines of said Sections 25 and 26 and bounded on the South by the South line of MOSS TRACT NO. 3 as shown on the plat on file in Book 3 of Plats, Page 61 of Clark County, Nevada Records.



AGENDA NEIGHBORHOOD DISCUSSION MEETINGS

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY
EXTENSION OF BOUNDARIES STUDY

RAFI

Studio One: Planning
2480 East Tompkins Avenue, Suite #103
Las Vegas, Nevada 89121
(702) 435-6401 * (702) 435-6478

- I. Introduction and Overview of the Study
 - A. The Consultants
 - B. Purposes of the Study
 1. Blight Analysis of five (5) district neighborhood areas

2. Identify opportunities to stabilize and strengthen the quality of life within the neighborhoods.
3. Identify opportunities to provide adequate and appropriate private sector services to the residents of the neighborhoods.

II. N.R.S. Requirements for Amending the Existing Redevelopment Plan

- A. A public hearing by the Redevelopment Agency to discuss the purpose of the Plan Amendment.
- B. If the Agency recommends substantial changes to the existing plan which effects the Master Plan, those changes must be submitted to the Planning Commission for its report and recommendation.
- C. After receiving the Redevelopment Agency's recommendation recommendations and the Planning Commission's report, the legislative body holds a public hearing and takes action on the proposed amendment.

III. Issues Addressed by this Study

- A. The finding and impact of blight
- B. Development of a Preliminary Plan
 1. Description of boundaries
 2. General statements addressing land use, vehicular circulation, population densities and proposed building standards.
 3. Descriptions of how N.R.S requirements are attained by redevelopment.
 4. Describes how redevelopment conforms to the General Plan.
- C. Preparation of the Final Plan
 1. The amount of open space and street layouts.
 2. Limitations on type, size, height, number and proposed use of buildings.
 3. The approximate number of dwelling units.

4. The property to be devoted to public purposes
and the nature of those purposes.

5. Other covenants, conditions and restrictions.

6. The proposed method of financing the Plan to
determine the economic feasibility.

7. The preparation of an Employment Plan which is the
result of proposed redevelopment.

IV. Added General Discussion and Public Comment

V. Adjournment

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT
AREA EXPANSION STUDY COMMITTEE**

DATE: Tuesday, May 7, 1996
TIME: 3:00 P.M.
LOCATION: City Hall, 8th Floor Conference Room

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) days of it's receipt. Failing such notification, we will consider this a statement of fact in which you concur.

ATTENDANCE

Jeff Maresh	CLV
Dave Oka	CLV
Chet Knight	CLV
Virginia Hernandez	CLV
Robert Baggs	CLV
John Schlegel	CLV
Wendell Williams	CLV
Frank Reynolds	CLV
Debra March	CLV
Bob Fielden	RAFI
Laura Spina	RAFI
Maddie Fischer	RAFI

Purpose:

Monthly meeting of the City of Las Vegas Redevelopment Area Expansion Study Committee.

General Comments:

Laura Spina initiated the discussion by circulating the agenda of the first neighborhood meeting to be held the evening of May 7, 1996 at Paul Culley Elementary School.

The each member of the Study Committee then received a working notebook. Its format and current content were reviewed. Further materials to be included will be sent to Dave Oka for distribution and/or brought by RAFI to the monthly Study Committee meetings.

Laura Spina informed the Study Committee of an incident involving an RAFI employee who was confronted while conducting a portion of the blight study. The employee was threatened by individuals from one of the properties in the

designated area and the film he had utilized that day was taken from him. Laura indicated she had thereafter attempted to get a police escort for the teams conducting the blight study, but as of yet had not been able to formalize the arrangements.

Jeff Maresh suggested she call Councilman Mike McDonald to expedite the process. He further suggested she present this incident to those in attendance at this week's neighborhood meetings as an example of the type of problems the expansion of the redevelopment area will address.

Next, John Schlegel indicated he could assist RAFI in requesting a special meeting of the Planning Commission, if necessary, as his department is staff for the commission. Since regular Planning Commission meetings are held the second and fourth Thursday of each month, a special meeting may be in order as the study progresses.

The Study Committee decided it would be advisable to ask Brent Hawkins to review all study-related notices from a legal perspective prior to release.

The Study Committee then discussed Larry Barton's suggestion that a marketing plan be developed and implemented to positively portray the city's current redevelopment efforts. Jeff Maresh and Debra March indicated they would prefer to direct such efforts at repackaging the image of redevelopment work in general, and Jeff Maresh indicated he would talk with Larry Barton about this issue.

By May 13, 1996, Laura Spina will prepare a draft of an article discussing the positive aspects of redevelopment for inclusion in a newsletter produced by the city. Debra March will review the draft and submit a final version for publication.

As with the first set of neighborhood meetings, notification of the second set will take place through the newspaper, and no registered mailing will be utilized.

RAFI will generate "red flag" memoranda to members of the Study Committee before each committee meeting, future neighborhood meetings, and any council or commission meetings at which the expansion study is an agenda item.

The meeting adjourned at approximately 4:45 p.m.

9.B.02

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT
AREA EXPANSION STUDY -- SECOND NEIGHBORHOOD
MEETING**

DATE: Wednesday, May 8, 1996
TIME: 7:00 P.M.
LOCATION: Mabel Hoggard Elementary School,
950 N. Tonopah Drive, Las Vegas, Nevada

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) days of it's receipt. Failing such notification, we will consider this a statement of fact in which you concur.

COMMITTEE ATTENDANCE

Dave Oka		CLV
Debra March	CLV	
Robert Baggs		CLV
Frank Reynolds		CLV
Chet Knight		CLV
Virginia Hernandez	CLV	
Bob Fielden		RAFI
Maddie Fischer		RAFI

NEIGHBORHOOD ATTENDANCE

2132	Howard Lieburn	3820 Golf Lane	648-
	Ed Gunlock	3804 Golf Lane	646-
2110	George Anderson (EOB)	1452 Bellglen Drive	387-0932
	Elaine Donahoe	1221 Oak Tree Lane	648-
2520	Anthony P. Snowde	WLVDCD	268-9451

Purpose:

Second Neighborhood Meeting of the City of Las Vegas Redevelopment Area Expansion Study Committee.

General Comments:

Bob Fielden initiated the discussion with a brief overview of the scope of the study and the purpose of the neighborhood meetings.

Mr. Lieburn asked why the City of Las Vegas cannot redevelop the Washington and Rancho area in a short period of time. Mr. Oka explained the city does not own all the parcels in this area, and it would be advantageous to assemble a large piece of land for redevelopment. The city leases some of the privately owned parcels, but this action is expensive.

Discussion followed of the availability of federal and/or Community Reinvestment Act (CRA) funding for the Washington and Rancho area. Mr. Fielden explained that if designated as part of the redevelopment area, CRA funds would be available for residential owners, together with tax increment support possibilities. Furthermore, if designated as part of the redevelopment area, the city could attach a bond to upkeep absentee owner properties.

The point was made that historically redevelopment efforts have been directed toward businesses; however, if residential parcels want to be considered, the residents need to advise their City Council representatives that they want their houses included in the redevelopment area.

One of the problems with the Washington and Rancho area, like the others being studied, is that neighborhood services exited quickly and need to be encouraged back. The lack of adequate neighborhood grocery stores was the main example provided.

The old Wonder World site was discussed. Mr. Oka indicated the site is owned by several people based in California. These investors are not willing to inject renovation dollars without a large new occupant. At one time, the city implemented a marketing effort to attract new businesses, but the responses were not enthusiastic.

Mr. Oka explained, in general, the problems with large blighted areas often are: (1) the fragmented ownership of large parcels; and (2) the price of assembling a large piece of land becomes cost prohibitive for the city. He further indicated the city will assist the stimulation of development in these areas; however, the city can take more substantial steps in officially designated redevelopment areas.

Next, the K-Mart area was reviewed. The neighborhood participants in attendance asserted that basically any activity would be beneficial. Mr. Oka conveyed that a furniture store expressed an interest, but the city would prefer a higher retail use. He added that several possible tenants would need financial assistance to make the necessary improvements. But, as previously discussed, the city cannot inject this assistance without the site being formally designated as part of the redevelopment area.

Finally, Mr. Lieburn suggested that these neighborhood meetings be publicized more extensively. The neighborhood participants in attendance agreed, stating that a newspaper notice should only be a portion of the notification process.

The meeting adjourned at approximately 9:00 p.m.

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT
AREA EXPANSION STUDY -- THIRD NEIGHBORHOOD MEETING**

DATE: Thursday, May 9, 1996
TIME: 7:00 P.M.
LOCATION: Sunrise Acres Elementary School,
 2501 Sunrise Avenue, Las Vegas, Nevada

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) days of it's receipt. Failing such notification, we will consider this a statement of fact in which you concur.

COMMITTEE ATTENDANCE

Dave Oka		CLV
Debra March	CLV	
Kathy Somers		CLV
David Olivo		CLV
Bob Fielden		RAFI
Laura Spina		RAFI
Maddie Fischer		RAFI

NEIGHBORHOOD ATTENDANCE

9749	Al Gallelo	610 N. 4th	474-
4057	Al Valinoti	1549 N. Eastern	642-

Purpose:

Third Neighborhood Meeting of the City of Las Vegas Redevelopment Area Expansion Study Committee.

General Comments:

Bob Fielden and Laura Spina initiated the discussion with a brief overview of the scope of the study and the purpose of the neighborhood meetings.

Mr. Gallelo and Mr. Valinoti indicated the following services, programs and provisions are needed in their area:

- grocery stores
- better paying jobs
- affordable housing
- neighborhood restaurant (like the “Strawberry Fields Restaurant” that has closed)
- relocation of the blood bank
- Metro substation or an increased police presence to decrease crime
- senior services
- additional parks
- more safekey programs
- better use of schools during evenings, weekends and summers
- additional schools

Mrs. Somers indicated an additional improvement would be the installation of pedestrian islands along the Eastern Avenue corridor. This recommendation emanated from a study which had already been completed. A copy of the study may be obtained through her office.

The Albertson’s at the southeast corner of Owens and Eastern suffers from frequent armed robberies and may leave the area soon. Initiatives are in progress, such as increased Metro patrols, to alleviate the problem. The 7 Eleven on the other corner does not seem to have the same problem. Possible reasons could be that less money is kept on hand and the property is well lit at night.

Mrs. Somers said federal financial assistance is available for residential improvements if the owner has an income below a certain level -- regardless of whether the parcel is in a designated redevelopment area. The study committee members in attendance added that if a parcel is located within an officially designated redevelopment area: (1) the owner becomes eligible for Community Reinvestment Act (CRA) funding; and (2) the City of Las Vegas can specifically target absentee landlords.

Mr. Fielden indicated redevelopment funding can be used for capital improvements (such as a Metro substation) and equipment (such as additional police cars); however, the funds cannot be used for maintenance services (such as salaries for additional police officers).

To coordinate the use of redevelopment funding with federal and other funding already available for specific project efforts, Bob Fielden, Laura Spina, Dave Oka, Debra March and Kathy Somers will meet and discuss options. Mr. Oka and Mrs. Somers will arrange the meeting date.

Mrs. Somers indicated her division, Neighborhood Services, could help in publicizing future neighborhood meetings connected with the redevelopment area expansion study.

The meeting adjourned at approximately 9:00 p.m.



AGENDA NEIGHBORHOOD DISCUSSION MEETING

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY
EXTENSION OF BOUNDARIES STUDY

RAFI
STUDIO ONE: PLANNING
2480 E. Tompkins Avenue, Suite 103
Las Vegas, Nevada 89121
(702) 435-6401 * (702) 435-6478

- I. Introduction
 - A. Redevelopment
 - B. The Consultants
 - C. Purpose of the Study
 - 1. Description of the Boundaries
 - 2. Analysis of Five (5) Areas
 - a. Evaluation Criteria
 - 1. Historic
 - 2. Appropriate
 - 3. Deterioration
 - (a) Physical
 - (b) Economic
 - 4. Severely Deteriorated

3. Identify opportunities to stabilize and strengthen the quality of life within the areas.
 4. Identify opportunities to provide adequate and appropriate private sector services to the residents of the neighborhoods.
- II. General NRS Requirements for Amending the Existing Redevelopment Plan.
 - A. Changes to the existing Plan must be submitted to the Planning Commission for its report and recommendation.
 - B. After receiving the recommendation from the Planning Commission in its report, the City Council holds a public hearing and takes action on the proposed amendment.
 - C. This timeline will include a presentation before the:
 - Redevelopment Agency on August 21, 1996
 - Planning Commission on August 22, 1996
 - Public hearing before the City Council on September 4, 1996
 - Redevelopment Agency on October 16, 1996
- III. General Comments and Public Statements
- IV. Adjournment

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT AREA
EXPANSION STUDY -- FIRST NEIGHBORHOOD MEETING**

DATE: Tuesday, July 16, 1996
TIME: 7:00 P.M.
LOCATION: Nevada State Museum and Historical Society
Museum Auditorium at Lorenzi Park
700 Twin Lakes Drive, Las Vegas,
Nevada

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) ten days of it's receipt. Failing such notification, we will consider this a statement of fact in which you concur.

COMMITTEE ATTENDANCE

Mike Majewski		CLV
Debra March	CLV	
Richann Johnson		CLV
Kathy Somers		CLV-NS
Jeff Maresh		CLV-ED
Laura Spina		RAFI
Jerry Tweden		RAFI
Justin Evatt		RAFI
Pat Adkins		RAFI

NEIGHBORHOOD ATTENDANCE:

There were 104 neighborhood residents in attendance. Please see the attached attendance sheets.

Purpose:

First Neighborhood Meeting in July of the City of Las Vegas Redevelopment Area Expansion Study Committee to inform and gain input from the community.

General Comments:

Mike Majewski of the City of Las Vegas Redevelopment Agency briefly explained why the study is being initiated, where the areas are located, and what some of the benefits would be to the community.

Laura Spina briefly reviewed the scope and purpose of the study and explained why the neighborhood meetings are important, both providing an informational tool and as a sounding board for the residents of these neighborhoods to express their feelings about their neighborhoods.

She pointed out that all of the residential areas had been removed and that only commercial properties were being considered for the expansion area. Jerry Tweden of RAFI explained the expansion area maps, how the current boundaries had been decided upon and what the color designations given to the properties indicated, which are listed as follows:

Gold - Appropriate
Light Blue - Physical
Dark Blue - Physical Severe
Light Green - Economic
Dark Green - Economic Severe

Mike Majewski added that a vacant lot not being used is Economic Deterioration. Severe Deterioration means a building has been boarded up and not being used. Physical means that a building/property has not been kept up, and Severe means that there are junk cars, broken windows etc. on the property. The high traffic count areas are primarily better served with development of higher uses on those properties.

Discussion, Comments and Replies are as Follows:

1. Several questions were raised regarding streets, one-way streets and traffic conditions.

Traffic, streets, or rezoning are not a part of the redevelopment area boundary expansion proposal. The economic development of the area will occur through different processes that require zoning, land use and Council approvals.

2. Why wasn't the 7-11 store on the corner of Washington included, the property really needs something done with it!

The boundaries shall be revised to include the 7-11 store.

3. What about the Water District property on Decatur, are there any plans for it?

There are homes of high value on the boundaries of that property, it does not fall within the criteria for redevelopment.

4. What you are actually doing is creating or opening a door of opportunity for developers to come in and develop or improve the properties within these areas?

Yes.

5. The neighborhoods are being impacted by losing the shopping areas - these areas need revitalization.
6. The owners of WonderWorld are making money on deteriorated property, why haven't they been made to clean it up?

The City has been trying to work with them to get them to improve the property by offering money to make an investment along with incentives such as landscaping.

7. Are you making recommendations for particular uses on any of these properties?

No. The opportunity is being provided for developers to offer their own proposals for development according to their financial resources and research. We can only offer enticements and incentives.

8. Some of the owners of WonderWorld are from out-of-state, what can be used as an incentive to force these owners to participate in improving their property?

We can only deal with each property on a case-by-case basis.

9. Who decided what properties were to be included within the proposed redevelopment area?

The consultants completed a blight study that pinpointed these properties first, then City staff went out and physically checked the areas as well to make sure none were left out or included when they should not have been.

10. What if they want to put a casino on one of these properties?

Every property owner has the right to submit a proposal to develop his property, however, there are land use and zoning processes that must first be associated with each proposal before it can ever be developed. Each land use change must go through public hearings involving the Planning Commission and the City Council.

11. What caused the problems with the K-Mart property?

The K-Mart people said they did not service stores of that size any longer.

12. The area along Twin Lakes - Rancho and Vegas Drive have no sidewalks, and constantly deal with panhandler and taggers. If the property were improved it would get rid of most of these problems.

13. What areas would be capable of supporting a major shopping center?

Rancho, Decatur and Vegas Drive and the old K-Mart property.

14. Why does it seem that this area can only get approvals of the low-quality apartments and townhomes, which only strengthens the low-income impression.

Crime deterrents, accessibility to retail, clean-up and upkeep of the property and landscaping standards are all part of upgrading a neighborhood and making it visually attractive to higher quality developments.

15. Homes no more than 1,000-1,200 sq. ft. are being built from Vegas Drive to Lake Mead on increasingly smaller lots. These kinds of homes lower the value of the properties that are in their vicinity. Is there nothing to control this?

We can provide no control over the kinds of development proposals that are submitted, we can only provide a vehicle that will help developers improve property values.

16. The City recently was considering locating some offices onto the former K-Mart property, then decided on another property downtown. Why don't they develop that into an government offices center?

We are providing the opportunity for development of these areas, but cannot specify what should be put where.

17. If they don't force some of these people to improve their properties and structures, will you be back in a few more years wanting to expand or redevelop all over again?

There are Design Guidelines that are part of the existing Redevelopment Area that gives some control as well as the Building Codes and ADA requirements.

18. There were comments voiced wondering what it was that the City wants them to do?

These meetings are simply to inform you of what is happening in your neighborhoods that will hopefully improve it and make it a better place to live in the future.

19. Like to see something done about Gershwin Park on the other side of Vegas Drive on Martin Luther King Drive.

20. Most of the people in the audience wanted to see a large shopping center put in the vicinity of Washington or Decatur.

Unfortunately, there is already one on Rainbow and you can't develop another too close to one already in existence. It's a matter of dealing with the economics of the area and whether the shops can be supported by the neighborhood.

21. They took Lucky's out so I have to go 2 miles to the other Lucky store. We need a large grocery store in the area.
22. Lived here for 42 years and the homes/buildings are literally "going down the sewer" by the owners not having any pride and keeping up their properties which lowers the property values for those of us who do keep our properties up.

If the housing areas don't appreciate the City also loses in taxes.

23. A gas station is the only commercial piece of property in our neighborhood.

24. There is too much traffic on Washington now.

You can't have both. You can't have new commercial shopping areas with no additional traffic being added to the neighborhood streets.

25. Several people in the audience congratulated the consultants and staff on the excellent job done on the proposal.
26. (Harry Pappas - owner of property on Fremont Street downtown and in this area.) Why did the Thrifty Mart lose money and you said that the City would not put any money in toward incentives.

Did not say that the City would not put money toward incentives. You have to look at your return on any investment in terms of property sales and the taxes that would be going back into the area. You have to put it in to get back a proportional amount.

27. With a decrease in crime there would also be an increase in jobs that would come from redevelopment of some of these properties.
28. It is hard to get any potential developer to look at any of these properties because of the high rate of crime. Give us a proposal and present it for redevelopment of one of these sites.

It can take many months of deliberations for some proposals to get through all of the reviews and approvals that are required to insure a quality development.

29. How much money would be available from this area for redevelopment purposes.

It fluctuates too much to give a figure.

30. (Mr. Pappas) you want us to take all of the risks, while the City takes none.

You have to look at each proposal on a case by case basis.

31. To merit our suggestions, do you want us to put them in writing to you?

Financial backing by the developer has to be assured for any proposal before he can proceed with a project. We still have the neighborhood survey demographics that were obtained in a previous survey that are also used by the developers to get a picture of an area's personality, its needs and of its citizens.

We do want your suggestions for what you want to see in your neighborhood and community.

32. Any proposals that are initiated within the expanded redevelopment area will require City Council approval?

Yes. The proposal will be before the City Council on September 4, 1996. They will have the ultimate decision on the proposal.

33. This will act as a tool and a guide for developers to use when they submit a proposal for the expanded redevelopment area.

34. All of our stores abandoned us and moved to larger areas near Summerlin after it began.

35. How long does it take for a development proposal to be built?

It can sometimes take years depending upon the project, others can take 1 1/2 to 2 years.

36. Why did K-Mart close?

Due to the vandalism, and no security the crime problems were keeping shoppers from the store. So with the decrease in shoppers the store was losing money, plus the square footage of the store was too small for the company to consider profitable by keeping it open.

37. Some of these areas butt up to City of North Las Vegas.

They are also looking into doing a study to expand their redevelopment boundaries.

38. Will the public be able to find out what is being proposed for a piece of property after a developer has submitted a proposal?

Only in the redevelopment area and that is public knowledge.

39. How is the Redevelopment tax dollars distributed?

The redevelopment monies come from a percentage of the tax dollars obtained from properties lying within the redevelopment area boundaries. They are frozen when

entering the redevelopment area, then when the properties are redeveloped or improved they are then taxed accordingly through increments. Those monies are then used to restore and promote amenities to the property and the area, through several venues that were not available before. When a property is improved, its value increases as well as the taxes.

40. A small apartment complex on Robin Street became a gateway for drug pushers selling on Rancho. A fence was built to stop the people from crossing the property but it was torn down within 24 hours. A security guard was the only way to stop them.

As more good commercial areas are built and developed, this will in turn attract more businesses and homeowners which will give them an incentive to keep their own properties clean and well kept up. This tends to create a ripple effect throughout the other adjacent neighborhoods.

41. Perhaps the effort should be made to get rid of the drugs first because no developer is going to want to create a nice development where the drug traffickers are visible and frequent.

The larger commercial centers can and do provide security patrols which helps deter that kind of activity.

42. How long will it take to approve the redevelopment boundary expansion?

The City Council will have final approval. A public hearing will be held by the City Council on September 4, 1996 with final approval proposed for October 16, 1996. All actions will be coordinated by staff. Property owners within and adjacent to the areas will be notified of the public hearing by registered mail.

The meeting ended at 8:50 p.m.

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT AREA
EXPANSION STUDY -- NEIGHBORHOOD MEETING**

DATE: Tuesday, July 17, 1996
TIME: 7:00 P.M.
LOCATION: West Las Vegas Arts Center
947 West Lake Mead Drive,
Vegas, Nevada

Las

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) ten days of it's receipt. Failing such notification, we will consider this a statement of fact in which you concur.

COMMITTEE ATTENDANCE

Dave Oka		CLV
Debra March	CLV	
Richann Johnson		CLV
Jeff Maresh		CLV-ED
Laura Spina		RAFI
Jerry Tweden		RAFI
Justin Evatt		RAFI
Pat Adkins		RAFI
Charlie Fitshue		CLV-NS/PLNG
Steve Harsin		CLV-NS/PLNG

NEIGHBORHOOD ATTENDANCE:

There were 37 neighborhood residents in attendance. Please see the attached attendance sheets.

Purpose:

Second Neighborhood Meeting in July of the City of Las Vegas Redevelopment Area Expansion Study Committee to inform and gain input from the community.

General Comments:

Dave Oka of the City of Las Vegas Redevelopment Agency briefly explained why the study is being initiated, where the areas are located, and what some of the benefits would be to the community.

Laura Spina briefly reviewed the scope and purpose of the study and explained why the neighborhood meetings are important, both providing an informational tool and as a sounding board for the residents of these neighborhoods to express their feelings about their neighborhoods.

She pointed out that all of the residential areas had been removed and that only commercial properties were being considered for the expansion area. Jerry Tweden and Justin Evatt of RAFI assisted Laura Spina with explaining the expansion area maps, how the current boundaries had been decided upon and what the color designations given to the properties indicated, which are listed as follows:

Gold - Appropriate
Light Blue - Physical
Dark Blue - Physical Severe
Light Green - Economic
Dark Green - Economic Severe

She further explained that a vacant lot that is not being used is Economic Deterioration. Severe Deterioration means a building has been boarded up and not being used. Physical means that a building/property has not been kept up, and Severe means that there are junk cars, broken windows etc. on the property. The high traffic count areas are primarily better served with development of higher uses on those properties.

Discussion, Comments and Replies are as Follows:

1. There were questions about whether the following businesses/properties were included within the expansion area boundaries and suggestions for improvements:

Brother's Market - Yes
Park - No
School on Washington and Rancho - No
K-Mart property - Yes
Gershwin Park - No
The old Homestead - No (residential)
Any Historic Sites - No

McDonald's - Property needs help
Fellowship Center - Property needs help
Washington Park Tech Center (across from Fire Station) - Property needs help

2. There were questions about what programs were available through other community sources that would encourage and offer some financial assistance to those property owners interested in maintaining their property and keeping them looking well-kept. They were encouraged to contact the Neighborhood Services department of the City of Las Vegas.

Suggestions of programs offered through the Neighborhood Services department are:

- Affordable Housing complexes,
- Community Development Block Grant funds for those property owners that fall within certain limitations such as income/number in family/head of household,
- Landscaping programs.

3. The services and amenities most wanted in the neighborhoods were:

Full Service Markets
Smaller Retail - Strip Malls
Hardware Stores
Full Service Malls

4. Questions were asked about where does the redevelopment area money come from and how will it benefit their neighborhoods if they are not within the boundaries.

The redevelopment money comes from a percentage of property taxes of those properties within the redevelopment area boundaries. By reinvesting money back into those properties we are trying to entice developers to build there. The redevelopment monies reinvested into the expanded redevelopment areas will revitalize those neighborhoods by enticing other property owners to clean up their properties. The other programs offered by the City of Las Vegas Neighborhood Services can be considered a part of that enticement because not everybody's tax money goes into the redevelopment area, only those located within its boundaries.

5. The feeling was expressed that it would be nice to get the "homeless" out of the neighborhoods and send them in another direction because they have enough shelters.

The homeless issue is a very important concern and one that needs to be looked at more closely.

6. It was expressed that it would be nice if the Old Homestead was included within the boundaries so that maybe it could be improved and donated to the senior citizens.

That is something that could be looked at a little more closely.

7. Why did the commercial businesses move out in the first place?

The K-Mart Store property, the corporation decided it was not economically feasible to service stores less than 60,000 square feet.

The meeting ended at 8:20 p.m.

**MEETING MINUTES CITY OF LAS VEGAS REDEVELOPMENT AREA
EXPANSION STUDY -- THIRD NEIGHBORHOOD MEETING**

DATE: Thursday, July 18, 1996
TIME: 7:00 P.M.
LOCATION: Oran Gragson Elementary School
555 N. Honolulu, Las Vegas, Nevada

We believe the following record to be an accurate summary of decisions and discussions. We will appreciate notification of exceptions of this record within (10) ten days of its receipt. Failing such notification, we will consider this a statement of fact in which you concur.

COMMITTEE ATTENDANCE:

Dave Oka		CLV
Debra March	CLV	
Gary Reese		CLV Councilman
Virginia Hernandez	CLV	
Jeff Maresh		CLV-ED
Laura Spina		RAFI
Jerry Tweden		RAFI
Justin Evatt		RAFI
Maddie Fischer		RAFI
David Olivo		CLV-NS
Kathy Somers		CLV-NS

NEIGHBORHOOD ATTENDANCE:

There were 19 neighborhood residents in attendance. Please see the attached attendance roster.

Purpose:

Third Neighborhood Meeting in July of the City of Las Vegas Redevelopment Area Expansion Study Committee to inform and gain input from the community. Please see the attached meeting agenda.

General Comments:

Dave Oka of the City of Las Vegas briefly explained why the study has been initiated, where the study areas are located, and what some of the benefits would be to the community.

Laura Spina briefly reviewed the scope and purpose of the study and explained why the neighborhood meetings are important, both as an informational tool and as a sounding board for the residents of the subject areas to express their feelings about their neighborhoods.

Ms. Spina pointed out that all residential areas had been removed and that only commercial properties were being considered for the expansion area, as demonstrated by the current boundaries of the study area maps. Color designations given to the properties are as follows:

- Gold - Appropriate
- Light Blue - Physical Deterioration
- Dark Blue - Severe Physical Deterioration
- Light Green - Economic Deterioration
- Dark Green - Severe Economic Deterioration

Ms. Spina further explained that a vacant lot not being used is classified as Economic Deterioration. Severe Deterioration means a building has been boarded up and is not in use at present. Physical means that a building/property has not been kept up, and Severe means that there are junk cars, broken windows etc. on the property. The high traffic count areas are primarily better served with development of higher uses on those properties.

Discussion, Comments and Replies:

1. An area in need of attention lies along both Bonanza and Eastern between Bruce and Maryland Parkway. Mr. Oka indicated this area is already part of the existing Redevelopment Area.
2. There were questions about what programs were available through other community sources to encourage and offer financial assistance to those property owners interested in maintaining their properties. They were encouraged to contact the Neighborhood Services department of the City of Las Vegas.

Suggestions of programs offered through the Neighborhood Services department are:

- Affordable housing complexes
 - Community Development Block Grant funds for those property owners that fall within certain limitations such as income, number in family, and head of household
 - Landscaping programs.
3. The services and amenities most wanted in the neighborhoods were:
 - Restaurants

- Public park under I-95
- Shade trees
- Flood prevention -- flood insurance is not affordable
- Medians on Eastern Avenue
- Pedestrian remedies at Stewart and Eastern

* City representatives informed the neighborhood residents that Eastern Avenue is under the jurisdiction of NDOT, and that median construction is anticipated to begin in the Spring.

** Residents were also informed that the Regional Flood Control District is addressing the flood zone problems and the Washington Drain.

4. City representatives explained that incentive packages to stimulate business development in the study areas would be possible if incorporated into the Redevelopment Area; however, the City cannot force businesses to enter.
5. A resident asked if condemnation actions would occur. Mr. Oka responded that the City is trying to avoid the use of condemnation proceedings, which is one of the reasons the residential neighborhoods have been removed from the study, i.e., no homes will be taken. However, in the commercial areas, fragmented parcel ownership may require the use of condemnation.
6. Ms. Spina explained that RAFI can designate an area as "Deteriorated," but only a legislative body can designate the area as "Blight."
7. Ms. Somers explained that a collaborative effort of the City of Las Vegas, the Metropolitan Police Department, and the Redevelopment Agency is underway to address the problems in the Eastern and Searles area. Fencing and lighting will be placed around the housing units, and two shifts of two officers will be dedicated to the area.
8. Residents were informed of the following public hearings:
 - August 21, 1996 -- Redevelopment Agency
 - August 22, 1996 -- Planning Commission
 - September 4, 1996 -- City Council
 - October 16, 1996 -- Redevelopment Agency
9. A notice via registered mail will be sent to each resident before the Las Vegas City Council meeting of September 4, 1996 regarding the Redevelopment Study.
10. Ms. Hernandez also informed the residents of the following City Council meetings, notice of which will be posted in the newspaper:
 - August 29, 1996

- September 10, 1996
- September 17, 1996 (tentative)

The meeting adjourned at approximately 8:30 p.m.



9.B.07

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY
MEETING OF AUGUST 21, 1996 MINUTES**

GPA-37-96

The August 21, 1996 Redevelopment Agency meeting was held in the Council Chambers of the City of Las Vegas City Hall located at 400 East Stewart Avenue, Las Vegas, Nevada. The meeting was called to order at 11:00 a.m. by Vice Chairman Adamsen.

Those Redevelopment Agency members present were:

Jan Jones, Chairman
Arnie Adamsen, Vice Chairman
Matthew Callister
Michael McDonald
Gary Reese

Staff present were:

Larry Barton, Executive Director
Brad Jerbic, City Attorney
Kathy Tighe, Deputy City Clerk

The meeting was properly noticed and posted at the following locations:

Downtown Transportation Center
City Clerk's Board
Clark County Government Center
500 South Grand Central Parkway
Senior Citizen Center
450 East Bonanza Road
Court Clerk's Office Bulletin Board
City Hall Plaza
City Hall Plaza, Posting Board

City Staff in attendance representing the Redevelopment Agency were as follows:

Jeff Maresh, Director, Office of Business Development
Mike Majewski, Manager, Economic Development
Debra March, Senior Development Officer, Office of Business Development
Dave Oka, Project Officer, Redevelopment Agency
RAFI (Robert A. Fielden Inc.) staff present and representing the project proposal

were as follows:

Robert A. Fielden, Principal
Laura Spina, Planner

Jerry Tweden
Justin Evatt
Pat Adkins

The announcement was made regarding compliance with the Open Meeting Law.

(VERBATIM TRANSCRIPT)

New Business. Item Number A.

Discussion and Possible Action to Receive the Proposed Amendments to the Redevelopment Plan and Forward them to the Planning Commission.

Mayor Pro Tem Adamsen: Item A is discussion and possible action to receive the proposed amendments to the Redevelopment Plan and to forward them to the Planning Commission.

Jeff Maresh, Business Development Office: Thank you, Mayor and City Council. In April of this year the City of Las Vegas commissioned Robert A. Fielden, Inc., to assist the Redevelopment Agency in preparing an evaluation study to consider expanding boundaries of the existing Redevelopment Area. We are currently in week 18 of a 26-week process to amend the Redevelopment Plan. Four study areas are being considered for inclusion in the Redevelopment Area.

We have worked very closely with Fielden throughout the entire study process and have incorporated many of the recommendations from both Fielden and staff, as well as concerned citizens. A study and evaluation addressing four distinct commercial areas within the City of Las Vegas, which are being impacted by vacant or deteriorating structures, transitional neighborhoods, and other evolving demographics. Our observations indicate that each of the four areas and surrounding environments are significantly impacted by the physical and economic factors consistent with the Nevada Revised Statute's definition of blight.

The purpose of this study is to provide the City Council with the necessary background information relative to each of the four areas or to determine as a legislative body, the existence of blight, as defined by the Nevada Revised Statutes.

Our purpose for appearing before you today is to seek your approval to permit staff to forward our study to the City of Las Vegas Planning Commission. Mr. Fielden is here with us today to answer any and all of your questions regarding this study and, if you wish, do a short presentation. We will again be appearing before you on September 4th and again on October 16th for final approval. Questions?

Councilman McDonald: So October 16th is going to be the "D" Day?

Jeff Maresh: That's week 26, as planned.

Councilman McDonald: We'll finally get those in. Almost after a year and seven days since we asked for it?

Jeff Maresh: We commissioned it in April and committed to a 26 week study. We're 18 of 26. Twenty-six is October 16th.

Councilman McDonald: I appreciate this. You guys did a good job.

Jeff Maresh: Thank you.

Councilman Adamsen: But that is the process as prescribed by law, and when the Redevelopment Agency was created, because of the public hearing process that we have to go through and notify everyone within the Redevelopment Area about potential inclusion in the Redevelopment Area, so it was kind of a built-in barrier as it was.

Councilman McDonald: (inaudible).

Councilman Adamsen: Now, understood and to concur, it's just a legislative function that unfortunately we have to bear that burden.

Councilman McDonald: Amen. Well, I have no questions then.

Councilman Adamsen: No questions or comments, I'd move to follow the recommendation, Your Honor.

Councilman Reese: If I might, Your Honor, I'm going to be abstaining on this vote. I do own -- work. I have a business in this area that has been expanded. The only thing that's getting old and blighted down there is the barber. So.

Councilman Adamsen: I would concur with that, Your Honor, just for the record.

Councilman Reese: I am going to abstain.

Mayor Jones: Vote on the motion.

Councilman Reese: I am looking for one of them markers out front, though. Historical markers, you know?

Mayor Jones: We can work on that, Councilman.

Councilman Adamsen: Get the (inaudible).

ACTION/MOTION:

Mayor Jones: Post. Motion's approved. (Motion carried UNANIMOUSLY with REESE abstaining.)

End (11:01 a.m. - 11:04 a.m.)

9.B.08

**CITY OF LAS VEGAS PLANNING COMMISSION
MEETING OF AUGUST 22, 1996 MINUTES**

GPA-37-96

The August 22, 1996 Planning Commission meeting was held in the Council Chambers of the City of Las Vegas City Hall located at 400 East Stewart Avenue, Las Vegas, Nevada. The meeting was called to order at 6:36 p.m. by Chairman Marilyn Moran.

Those Planning Commission members in attendance were:

Marilyn Moran, Chairman
Larry Brown, Vice Chairman
Michael Buckley
David Greigo
Stephen Quinn
Mark Solomon
Chrispin Rivera (Excused)

Staff present were:

Robert Genzer, Planning Supervisor, Planning and Development Department
David Clapsaddle, Senior Planner, Planning and Development Department
Joel McCulloch, Planner 2, Planning and Development Department
Gary Reid, Planning Technician, Planning and Development Department
Bart Anderson, Public Works
Cheri Reeves, Public Works
Steve George, Deputy City Attorney
Linda Owens, Deputy City Clerk

The meeting was properly noticed and posted at the following locations:

Clark County Government Center
500 South Grand Central Parkway
Senior Citizen Center
450 East Bonanza Road
Clark County Courthouse
200 East Carson Avenue
Court Clerk's Office Bulletin Board
City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

Dave Clapsaddle, Senior Planner, Current Planning Division, Planning and Development, announced the meeting was in compliance with the Open Meeting Law.

Consent Agenda Item Number A. Planning and Development

GPA-37-96 - City of Las Vegas Redevelopment Agency:

Request by the City of Las Vegas Redevelopment Agency to amend portions of the southeast and southwest sectors of the General Plan for the purpose of expanding the boundaries of the Downtown Las Vegas Redevelopment Area.

City Staff in attendance representing the Redevelopment Agency were as follows:

Jeff Maresh, Director, Office of Business Development
Mike Majewski, Manager, Economic Development
Debra March, Senior Development Officer, Office of Business Development
Dave Oka, Project Officer, Redevelopment Agency

RAFI (Robert A. Fielden Inc.) staff present and representing the project proposal were as follows:

Robert A. Fielden, Principal
Laura Spina, Planner
Jerry Tweden
Justin Evatt
Pat Adkins

Dave Clapsaddle stated that at the last meeting there was a briefing on the expansion of the redevelopment areas. To make this presentation are Michael Majewski and David Oka of the Redevelopment Agency, Robert Fielden and Laura Spina of RAFI (Robert A. Fielden Inc.) (Consultants). He informed the Commissioners that if they own property in the expansion area they need to sign a form declaring that information and not vote on this item.

Michael Majewski, City of Las Vegas Economic Development/Redevelopment Agency added it is not just owning property in the expansion area, but having a business interest that the Commissioners will have to declare.

Laura Spina, RAFI (Robert A. Fielden, Inc.), 2480 East Tompkins Street, stated this issue has been before the Redevelopment Agency and they requested this item be heard before the Planning Commission. As requested at the Planning Commission briefing, they have put together a map showing the proposed expansion areas. Also, they were requested to ascertain whether there are any historical sites in the expansion areas.

Justin Evatt, RAFI (Robert A. Fielden, Inc.), 2480 East Tompkins Street, said he met with Frank Wright, Curator for the Nevada State Museum and Historical Society, and obtained the definitions of a historical district and site: "A historical district is any geographically defined area which contains improvements which are worthy of protection for aesthetic interest or value, educational potential and historical or cultural significance. Any improvements which have a general character or appearance through

prevailing architecture or landscaping or other cultural development of a period more than fifty years ago in the City's history and caused such an area by reason of such factors to constitute a fairly distinct section of the City." "A historical site means a grounds, garden or other site that is of exceptional significance to the community because it is identifiable with persons or events significant in long state or national history."

They were unable to find any historical sites in the areas they investigated, but other areas will have to be looked at.

Robert Fielden, RAFI (Robert A. Fielden Inc.), 2480 East Tompkins, (Consultant), appeared.

Commissioner Solomon asked about the historical value of the old Wonder World stores. A hundred years from now they may be considered historical. Is that being looked at?

Justin Evatt replied that Frank Wright goes by a set of standards that can determine a building or a site historical even if it isn't fifty years old.

Chairperson Moran commented that a lot of the historical sites have been burned down. If any of the Commissioners discover another historical site, they should inform staff.

ACTION/MOTION:

Commissioner Griego moved that the request be approved. The approval was unanimous.

End (6:38-6:48)

9.B.09

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY MEETING OF
APRIL 17, 1996 MINUTES**

The April 17, 1996 Redevelopment Agency meeting was held in the Council Chambers of the City of Las Vegas City Hall located at 400 East Stewart Avenue, Las Vegas, Nevada. The meeting was called to order at 11:00 a.m.

Those Redevelopment Agency members present were:

Jan Jones, Chairman
Arnie Adamsen, Vice Chairman
Matthew Callister
Michael McDonald
Gary Reese

Staff present were:

Larry Barton, Executive Director
Brad Jerbic, City Attorney
Kathy Tighe, Deputy City Clerk

The meeting was properly noticed and posted at the following locations:

Downtown Transportation Center
City Clerk's Board
Clark County Government Center
500 South Grand Central Parkway
Senior Citizen Center
450 East Bonanza Road
Court Clerk's Office Bulletin Board
City Hall Plaza
City Hall Plaza, Posting Board

City Staff in attendance representing the Redevelopment Agency were as follows:

Jeff Maresh, Director, Office of Business Development
Mike Majewski, Manager, Economic Development
Debra March, Senior Development Officer, Office of Business Development
Dave Oka, Project Officer, Redevelopment Agency
RAFI (Robert A. Fielden, Inc.) staff present and representing the project proposal were as follows:

Robert A. Fielden, Principal
Laura Spina, Planner

Maddie Fischer, Marketing Director

(VERBATIM TRANSCRIPT)

ITEM NUMBER A. New Business.

Discussion and possible action to approve a contract for the services of Robert A. Fielden Inc. for the expansion of the Redevelopment Area. (Not to exceed a total of \$125,000).

Jeffrey Maresh, Office of Business Development stated staff is seeking approval to study the five areas for possible inclusion into the redevelopment area.

Councilman Adamsen asked if the process could be expedited. Mr. Fielden responded that his company is ready to start working as soon as the agreement is approved. A work schedule has been incorporated into the agreement, which he intends to meet. The specific requirements of the Nevada Revised Statutes have also been incorporated. City Manager Barton noted that the Statutes are very specific in the steps that must be taken before the Redevelopment Agency can consider the expansion of the area. The schedule in the contract is in accordance with the Statutes.

There was no further discussion.

Action/Motion:

Adamsen - Approved as recommended - Unanimous

End (11:18 - 11:20)