

**CITY OF MESQUITE REDEVELOPMENT AGENCY
PRELIMINARY AND FINAL PLAN REPORT**

1. REASONS FOR SELECTION OF THE AREA

A. Purpose

The purpose of the Redevelopment Plan is to preserve and enhance the unique rural and historic character of Mesquite and stimulate economic vitality within the Redevelopment Area; provide a well-balanced mix of tourist and retail commercial, government, financial, professional, cultural and residential uses; create an attractive and inviting atmosphere and identity for the area; emphasize pedestrian convenience and safety while minimizing the adverse effects of traffic; and provide a wide range of supportive services for both visitors and the resident population of the City.

B. Findings of the State of Nevada

The legislature of the State of Nevada makes the following findings at NRS 279.230:

- "1. It is hereby found and declared that there exist in municipalities of the state slum and blighted areas which constitute a serious and growing menace and which are injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities.
2. It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use

restrictions, as provided in NRS 279.382 to 279.680, inclusive, be susceptible of conservation or rehabilitation in such manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that salvable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized, and the cooperation and voluntary action of the owners and tenants of property in such areas.

3. It is further found and declared that the powers conferred by NRS 279.382 to 279.680, inclusive, are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised, and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination."

NRS 279.050 defines a blighted area as "an area which, by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary, or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in this present condition and use."

NRS 279.190 defines a slum area as "an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, sanitation, or open spaces, high density of population or overcrowding, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety morals or welfare.

A 1963 Nevada Court decision held that the statutory definitions of slum and blight sufficiently specify standards by which it can be found that a menace to public health, safety or morals exists; and that specific degrees of deterioration, precise

percentages of obsolescence, and mathematical measurements of the extent of overcrowding, etc., cannot be stated, for the combinations which will produce the condition at which the legislation is aimed, are highly variable. [Case Note, NRS, re: Urban Renewal Agency v. Iacommetti, 79 Nev. 113, 379 P. 2d 466 (196)]

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**2. RECITATION OF CONDITIONS IN THE DOWNTOWN REDEVELOPMENT
AREA**

Much of the information which follows in this Plan Report is intended to describe and highlight the existence of conditions of blight and other harmful conditions, as defined by NRS, which are present in the Urban and Industrial Corridors Redevelopment Area, and which are intended to be corrected through redevelopment activities which will attain the goals of the Redevelopment Plan.

Portions of the subject area is considered "blighted" due to many deficiencies, natural conditions or improper subdivision design. The area is also considered sub-standard because of any one or a combination of the following factors:

1. The existence of inadequate streets, open spaces, utilities and an accumulation of debris.
2. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
3. The laying out of lots in disregard of the physical characteristics of the ground and surrounding conditions.
4. 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.
5. A growing or total lack of property utilization of some parts of the area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

In addition to citation of conditions of blight, portions of the information which follows identifies social conditions which may be deemed unacceptable to Redevelopment Area residents, businesses and visitors; for which correction may be sought through redevelopment activities to meet the goals of the Redevelopment Plan.

Other information in this Plan Report is intended to provide a description of conditions present in the Redevelopment Area which may constitute strengths upon which future development or growth of the Redevelopment Area may be based, or which assists the reader in making a full and fair assessment of the needs of the Redevelopment Area as this Plan Report indicates.

A. Description of the Physical Conditions Existing in the Area

1. Land Uses and Zoning

As of March 16, 1995, the Redevelopment Area was comprised of acres containing a number of individual parcels with having structures having mixed use, ranging from public to industrial, and residential to tourist attractions (hotels and gaming) among other additional functions.

The City of Mesquites Land Use Element of the Comprehensive Master Plan breaks out land use for the entire City, and the land use chart identified as Plate 1.1 describes property within the Redevelopment Area; as shown as a percentage of total land use within the City, (excluding streets).

(See chart on following page)

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PLATE 1.1

Mesquite Total Acreage = 3,876.5

North Side: (2,150.5 acres)

South Side: (1,726 acres)

| | Acres | % of City |
|-------------------------|-------|-----------|
| Rural Estates | 627 | 16.2% |
| Single Family Residence | 454.5 | 11.7% |
| Multi-Family Residence | 548 | 14.1% |
| RV/ Motor Home | 75 | 1.9% |
| Mobile Homes | 43 | 1.1% |
| Gaming Enterprise Zone | 59.5 | 1.5% |
| Hotel / Tourist | 146.5 | 3.8% |
| Commerical / Ret. | 330 | 8.5% |
| Professional / Business | 87.5 | 2.3% |
| Industrial | 235 | 6.1% |
| Public | 471.5 | 12.2% |
| Quasi-Public | 29 | 0.7% |
| Schools | 111 | 2.9% |
| Parks & Recreation | 141.5 | 3.7% |
| Churches | 35.5 | 0.9% |
| Cemetaries | 66 | 1.7% |

A graphic description of existing land uses is shown on the enclosed North and South Sector Land Use Planning maps taken from the Comprehensive Master Plan.

The current zoning districts of the Redevelopment Area, as defined by the City of Mesquite, shows that the zoning in the Area ranges from Public Facilities to Industrial / Maintenance.

A. Objective

Develop the Redevelopment Area to serve as a more attractive and inviting environment for living, business and industry.

B. Recommendations

The Urban Corridor

- 1) Establish focal points including small public open spaces to encourage social interaction and to strengthen the sense of community.
- 2) Create and develop inviting corridors between the sectors of the Area.
- 3) Ensure that the downtown is developed to a scale which is complementary to the rest of the City and serves as the central focus area for the community.
- 4) Utilize the downtown core to locate primary public facilities and future Convention Center.
- 5) Encourage expansion of commercial development on vacant sites, or on sites with dilapidated structures, and by second story additions on existing buildings where feasible.
- 6) Provide a location within the Urban Corridor to construct a medical clinic.
- 7) Provide areas within the Urban Corridor for both recreational and cultural activities.
- 8) Assure land uses in the vicinity of the Redevelopment Area are compatible with other adjacent conditions.
- 9) Auto-oriented uses (auto sales lots, car washes, and drive-ins) conflict with the intended pedestrian orientation of the Redevelopment Area and should be discouraged.

The Industrial Corridor

- 1) Create and develop an environment to stimulate meaningful employment for residents from industrial and manufacturing businesses.
- 2) Encourage new manufacturing and industrial enterprises which are clean businesses with attractive facilities.
- 3) Insure the Industrial Corridor is developed at a scale and with design criteria that is complimentary to the community.

The Commercial and Multi-Family Sector

- 1) Insure that development is consistent with adjacent parcels and of a similar scale.
- 2) Insure that development incorporates the equestrian way and hiking trails to link to other open space and recreational corridors.
- 3) Insure that development presents a pleasing visual representation to automobile traffic along the interstate.

2. Structural Conditions

A survey has been conducted to identify any blight, urban decay or other existing conditions which might negatively impact opportunities for urban development to occur within the urban corridor district served by Mesquite Boulevard, along the commercial and Multi-Family Housing Sector north of U.S. Interstate 15 and in the north industrial district served by Turtle Back Road. The survey has been conducted to correspond with land-use planning requirements and development parameters established by the Council, in the Long Range Comprehensive Master Plan.

The boundaries of the larger survey area, for the most part, encompasses the oldest segments of the community and includes its historic district. The smaller survey areas encompasses an underdeveloped commercial and multi-family strip north of U.S. Interstate 15, and the industrial site north of the central business district. Boundaries of each of the survey areas are indicated in detail on the mapping documents which have been included with this report.

Land-use and structures within the survey areas have been 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 with the salesmarket to be utilized to house activities 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.

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 and increase urban decay.

Five categories of structures/land-use for existing development have been established for the Mesquite survey:

HISTORIC

Properties of significant value to the community-at-large which should be acquired by the public to hold in trust as a resource for historic and cultural interest.

APPROPRIATE

Properties with improvements which currently require little or no repair, or revisions, to serve purposes or activities allowed under the Comprehensive Master Plan.

Within the classification of structures and properties are facilities which may not comply with current code requirements, and cannot be considered as permanent structures, but, because they are well maintained and well kept, are not at this time considered detrimental to neighboring development or future neighboring redevelopment.

UNDERDEVELOPED

Properties with improvements which are currently in need of repair and will require moderately-low dollar to moderately-high dollar reinvestment to upgrade

the facilities for continued extended use, properties with improvements which may or may not be consistent with land use categories established in the Comprehensive Master Plan, but will require additional land to be used for future multi-family or commercial purposes, and properties which are currently vacant or undeveloped.

Included in this category are properties held in private ownership where there is a lack of incentive or ability by the landowner to improve, modernize or rehabilitate this property.

The condition of a number of these properties presently have a negative impact on adjacent neighbors and a negative influence on surrounding property values.

BLIGHTED PROPERTY

Properties which are in need of major repair and will require significant reinvestment to be used for any purpose, or house any activity. The condition of these properties have a notable negative impact on adjacent neighbors, they lower surrounding property values, and reduce the opportunity for neighboring development and redevelopment.

Properties within this classification possess public health, safety, and welfare concerns; and are often owned for speculative real estate investment.

ADVANCED BLIGHTED PROPERTY

Properties with improvements which have deteriorated beyond any continued use or use value. The condition of these properties have a most notable negative impact on adjacent neighbors, they lower surrounding property values, and reduce the opportunity for neighboring development and redevelopment.

Properties within this classification possess public health, safety, and welfare concerns; and are often owned for speculative real estate investment.

NEVADA REVISED STATUTES

Section 279.388 of Nevada Revised Statutes, defines Blighted Area, as an area which is characterized by one or more of the following factors:

1. The existence of buildings which are unfit or unsafe for intended 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 recreation 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 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 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.

REVIEW OF SURVEY AREAS

SURVEY AREA #1

INDUSTRIAL CORRIDOR

The survey area was established to conform to the majority of industrial area north of the central business district served by Turtle Back Road, defined in the City's new Long Range Comprehensive Master Plan. The properties are identified on a map numbered 1 of 7, attached to this report.

For the most part, this area is underdeveloped. A number of parcels within the boundaries of the survey are held in private ownership by land-owners who have a lack of incentive or ability to improve, modernize or develop the properties.

As a result of the proper utilization of these sites there is a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

All of sites within this survey area, with one exception, are classified as "UNDERDEVELOPED".

SURVEY AREA: OPTION A

The land included in this area was evaluated at the request of the property owner, which is provided for under NRS.522. Property within this area is designated on maps 2 of 7 and part of 3 of 7 included with this report.

All of the property within the boundary designation for this area is underdeveloped and has been given an "Underdeveloped" classification. This property is without primary or secondary roadways and is not served by any of the City's existing utilities and services.

SURVEY AREA #2

The survey area was established to conform to the majority of commercial and multifamily planning areas served by Mesquite Boulevard, defined in the City's new Long Range Comprehensive Master Plan. The properties are identified on maps numbered 3 of 7 through 7 of 7, attached to this report.

For the most parts, these areas house the communities oldest structures. Some of the existing structures date back almost 100 years. Most of this area of Mesquite is developed along the old highway which linked Los Angeles, California to Salt Lake City, Utah. Today this roadway serves as the major local collector serving downtown Mesquite.

The east end of the survey area lies to the north of US Interstate 15, and contains both developed and undeveloped sites which have been established as part of the Gaming Enterprise Zone. Property which has been developed in this segment of the area is considered "APPROPRIATE" and undeveloped sites which have been held for extended periods or for speculative purposes have been classified as "UNDERDEVELOPED".

South of US Interstate 15, lies a continuation of the Gaming Enterprise Zone. Properties within this sector of the zone have been held for extended periods or for speculative purposes and remain underdeveloped; and are classified as "UNDERDEVELOPED" properties.

Properties south of the Gaming Enterprise Zone, to Mesquite Boulevard, for the most part, have been classified as "UNDERDEVELOPED" because of land use conditions. On the west side of Mesquite Boulevard, are sited a series of older residential structures. These structures are located within a commercial planning area, but because of their age and construction they, in all probability, will not be able to be use for any commercial purposes. With the exception of the new business center on the east side of Mesquite Boulevard, the remaining segment along the corridor is underutilized and has been classified as "UNDERDEVELOPED".

The area south of Mesquite Boulevard, to the river, west to Town Wash is largely "UNDERDEVELOPED", and contains examples of "BLIGHTED PROPERTIES". Examples are situated on Sandhill, near East First South, and along the wash between West First South and West Mesquite Boulevard. There are other properties in this sector which are blighted or are on the edge of being classified downward to a blighted status.

North of East Mesquite Boulevard, west of North Mesquite Boulevard, to Town Wash, lies the major area of future high density commercial development planned for the community. Within this area exists most of the City's oldest housing. While many of the units have been well maintained over the years, due to their age and construction, in all probability, none of these facilities will be able to serve for commercial applications. Only a few of the structures have any historical significance. Existing structures in this area are sited on small properties and parcels will have to be expanded to contain more than one property in order to be developed to serve the community in the future. Consequently, a large part of the area is classified as "UNDERDEVELOPED". There exists within this area a number of "BLIGHTED PROPERTIES" and Underdeveloped Properties which lie on the edge of being classified downwards. An example of a property with "ADVANCED BLIGHT" is also located within this area.

From Town Wash west to South Arrowhead, between West First South and West Mesquite Boulevard, there exists a mix of "APPROPRIATE" properties, "BLIGHTED PROPERTIES", and properties with "ADVANCED BLIGHT".

From Town Wash to South Arrowhead, north of West Mesquite Boulevard, the large majority of the developed area is classified as "APPROPRIATE". However, there are

examples of "UNDERDEVELOPED", "BLIGHTED PROPERTIES" and properties with "ADVANCED BLIGHT" in the sector.

From South Arrowhead, to Thistle, between First South and West Mesquite Boulevard, there are a number of "UNDERDEVELOPED", "BLIGHTED PROPERTIES", and properties with "ADVANCED BLIGHT".

From South Arrowhead, to Thistle, between West Mesquite Boulevard and the edge of the survey area, there is a relative balance between properties which are classified as "APPROPRIATE" and "UNDERDEVELOPED".

From Thistle, to Abbott Wash, from the south boundary of the survey area to West Mesquite Boulevard, the large majority of the sector is "UNDERDEVELOPED", with a few "APPROPRIATE" properties and one example of a "BLIGHTED PROPERTY".

The survey area north of West Mesquite Boulevard, between Thistle and the wash is a balance of "APPROPRIATE" and "UNDERDEVELOPED" properties. Because of the size of these properties, they will have to be combined with others to create parcels large enough to develop.

The area west of Abbott Wash on both sides of Mesquite Boulevard, to the westerly Gaming Enterprise Zone, in the survey area, is a mixture of "APPROPRIATE" and "UNDERDEVELOPED" properties. Because of the size of these properties, they will have to be combined with others to create parcels large enough to develop.

The area west of Abbot Wash on both sides of Mesquite Boulevard, to the westerly Gaming Enterprise Zone, in the survey area, is a mixture of "APPROPRIATE" and "UNDERDEVELOPED" properties. Within this sector, however, there are examples of both "BLIGHTED PROPERTIES" and properties with "ADVANCED BLIGHT" conditions.

The westerly Gaming Enterprise Zone consists of "APPROPRIATE" and "UNDERDEVELOPED" properties. There are blighted properties adjacent to the southwestern sector of the survey area.

FINDINGS

The degree of underdeveloped and blighted properties within the boundaries of the area surveyed are significant. Characteristics range from unfit and unsafe structures to properties conducive to juvenile delinquency and crime. Other properties may be characterized as having defective design and inadequate provisions for health, safety and welfare requirements; aged and obsolete structures with stages of advanced deterioration, and properties with depreciated values creating greatly reduced tax receipts for the City. These descriptions are within the definition established by NRS for a "BLIGHTED AREA".

Utilizing provisions of NRS 279.382 through 279.680, however, and the financing capabilities of a redevelopment agency, the City of Mesquite can support redevelopment to ameliorate existing conditions and enhance the public health safety and welfare of local citizens.

*NOTE: An attached photographic exhibit presents a few examples of various properties addressed as part of this development survey.

A. Objective

Promote development of mixed use buildings and projects in the Urban Corridor of the Proposed Redevelopment Area, and appropriate structures for the other two sectors.

B. Recommendations

Urban Corridor

- 1) Provide for the planned and orderly expansion of commercial and residential functions downtown.
- 2) Balance expansion of commercial facilities by encouraging a mixture of store sizes, a variety of offices and services, and inclusion, where possible, of community meeting spaces.

Industrial Corridor

- 1) Plan for the orderly expansion of utilities and services to address the needs of new manufacturing and industrial enterprises moving to Mesquite.

Commercial and Multi-Family Sector

- 1) Plan for the orderly expansion of utilities and services to address the needs of future development in the sector.

3. Rights-of-Way (Public and Private)

Towards the northeast and west end of the Redevelopment Area a portion of the Federal Interstate Freeway System (I-15) runs adjacent and parallel to the area. The freeway carries several thousand vehicles per day, and is the major connection between Salt Lake City, Utah to the east and Las Vegas, Nevada to the west. The majority of visitors to the City use this route to enter and leave the gaming core.

The City of Mesquite's Comprehensive Master Plan defines the different Roadway Configurations within the City as:

ARTERIAL

A roadway which has a minimum back-of-curb (B.O.C.) to back-of-curb dimension of 94 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 traffic 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 75 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 70 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. Mesquite and Pioneer Boulevard, carry a high volume of traffic through the Redevelopment Area on a daily basis, as they are major connectors to and through the downtown area for Mesquite's residential population.

Levels of Services (LOS) for the Roadway configurations are based on the Manual of Uniform Traffic Control Devices, Standards, used nationally for determining traffic delays. Current LOS standards in Mesquite are level A and B. Future LOS standards are planned to be maintained at an acceptable level C service.

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 1.

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 variables, including the quality of progression, the cycle length, the green ratio, 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 progression 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.

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Table 1. 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 progression and / or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of a 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 progression, 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 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 oversaturation, 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.

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| Reserve Capacity (PCPH) | Level of Service | Expected Delay to Minor Street Traffic |
|------------------------------------|-----------------------------|---|
| 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 | E | Very long traffic delays |
| * | F | * |

*** When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement to the intersection.**

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**Proposed Traffic Signals for the
Redevelopment Area**

| | North | | South | |
|--|---------------------------------|------------|------------------------------------|------------|
| | Location | Qty | Location | Qty |
| | Pioneer Blvd & Industrial Road | 1 | N. Willow & First North | 1 |
| | Pioneer Blvd & Grapevine | 1 | S. Yucca & Mesquite Blvd. | 1 |
| | Pioneer Blvd. & Turtle Back Rd. | 1 | W. Mesquite Blvd. & Desert Dr. | 1 |
| | Pioneer Blvd. & Oasis Blvd. | 1 | W. Mesquite Blvd. & Grapevine | 1 |
| | | | W. Mesquite Blvd. & Riverside Road | 1 |

A. Objective

To provide a balanced circulation system which will satisfy the community for accessibility, and to support efforts to establish pedestrian oriented activities within the Redevelopment Area.

B. Recommendations

- 1) Improve traffic circulation on major arterials by minimizing access points, promoting the use of acceleration / deceleration lanes, and reducing the number of curb cuts.
- 2) Promote use of perimeter streets for other traffic.
- 3) Research options and methods for providing consolidated parking facilities within one or two blocks of major clusters of commercial or other activities.
- 4) Provide facilities and amenities to encourage bicycling and walking in the Redevelopment Area. Linkages within and throughout city blocks to surrounding streets and neighborhoods should be encouraged.

5) Encourage coordinated efforts (Private and Public) to provide downtown amenities such as plazas, walkways, street furniture and adequate lighting.

6) Consider development of semi-malls and walkways meandering between blocks and buildings throughout the Redevelopment Area.

4. Transportation Systems

A transit program does not currently exist in the City of Mesquite. A cost / benefit study would need to be undertaken by the City prior to establishing a program to determine the parameters and financial impact of transit service. A major source of support for such program could come from the resort and casino businesses, as public transit could eliminate or drastically reduce the amount of employee parking at the resorts. Public transit would also increase the employees net spendable income which would raise their standard of living and strengthen their economic independence.

The Regional Transportation Commission is available to assist the City prepare a feasibility study including a cost / benefit analysis. Grant applications may also be available to assist with the implementation of transit service.

A public transit system will serve Mesquite two-fold. First it will provide access to citizens to a wide range of locations and sites throughout the community including major areas of employment, entertainment, recreation, personal services, as well as, the Redevelopment Area.

For the benefit of the community, public transit provides an important role in serving disadvantaged citizens, including lower income families, the disabled 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 congestion to Mesquite Boulevard.

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.

In addition to the vehicular transportation systems, there are considerations made in the City of Mesquite's Comprehensive Master Plan that incorporates Alternative Circulation Modes for bicycles and carts. These Pathways will be planned for construction, throughout the Redevelopment Area allowing for connections between residential areas, open-space corridors and the Area itself.

A. Objective

To provide public transit service with a balanced circulation system which will satisfy the community for accessibility through adequate bus service for citizens and visitors.

B. Recommendations

- 1) Promote provision of an adequate and efficient range of transportation modes to serve the needs of the Redevelopment Area.
- 2) Create a public transportation service for persons who cannot drive or do not have access to automobiles, and to reduce traffic congestion.
- 3) Provide easy access for visitors and citizens between various activities throughout the Redevelopment Area.
- 4) Consider a "Trolley" bus to circulate along primary Redevelopment Area Roads.

5. Utilities

With the incorporation of the City of Mesquite, maintenance of the public service infrastructure along with its expansion and extensions became the responsibility of citizens and local government. Some continuing support to these two specific public services is provided through the Regional Transportation Commission and the Regional Flood Control District.

In 1993, the local water company evolved to become a legislated independent jurisdictional "Water District" to serve the City of Mesquite. This new organizational structure, as a "public service", provides measures for funding for capital improvements which will allow the Water District to concurrently expand service with growth in Mesquite.

Electrical service and telephone service has been responsible with resources and programs to serve the City and its citizens and to stay abreast with growth and development throughout the community. Long range programs for both utilities indicate continuing state-of-the-art service to the area.

A new franchise agreement for Cable Television has been completed and approved, and it can be expected that cable service to the community will soon be

made available. Provisions are included in the Comprehensive Master Plan for development to accommodate an underground service network throughout Mesquite. Older neighborhoods will be served overhead until underground facilities are constructed.

Natural gas service and local radio does not currently exist although marketing studies for natural gas service have been undertaken. A local newspaper covers community activities and regional news is provided through a Saint George, Utah newspaper and two Las Vegas papers.

Although no major public service or facility deficits exist currently in Mesquite, as the community sustains growth, expansion and extension problems of present services and facilities are anticipated. As examples:

For example: Additional storm water facilities will have to be developed to accommodate increased run off caused by higher percentages of hard surfaces throughout the City.

Additional private sector and quasi-public services and facilities will have to be developed and constructed to meet the demands of a larger population and more diverse economic and demographic base.

A. Objective

Ensure that quality utilities are maintained and that flood control management techniques are applied in the Redevelopment Area.

B. Recommendations

- 1) Develop a public information program identifying properties qualifying for federally sponsored flood insurance protection.
- 2) Provide for the continuous safe and healthy disposal of sewerage.
- 3) Require development to incorporate provisions for resource and energy conservation.
- 4) Upgrade public services, facilities and utilities in areas which are not adequately served.
- 5) Do not permit development or development density which strains the efficient and economical operation of City services utilities and facilities.
- 6) Prepare landscape design criteria and energy conservation standards for new and retrofit construction for development of the Redevelopment Area.

7) Prepare development standards and retrofit requirements for existing areas of the Redevelopment Area, which are in need of infrastructure and utility services.

6. Environmental Quality

Settlement along the Virgin River in Mesquite has evolved over the last one hundred years in a precarious balance between man, his society and nature's forces. Members of the community whose families pioneered the area are well versed in the strength and power of the variety of forces wielded.

However, as the community has grown, agriculture's importance to the economic stability of Mesquite's past has given way to business and real estate development.

Increased population has exponentially decreased the community's ability to remain sustainable and has inversely, exponentially increased waste. Agricultural land has been taken out of production permanently for real estate development and housing. "Leap frog" development has created infrastructure extensions which are not adequately designed or constructed to accommodate future demands on the systems.

Resource conservation is imperative for the isolated desert community. Energy conservation through passive means, education, and water conservation programs, including the use of drought resistant (native) landscaping, is a critical component of significant resource reduction measures. Solid waste disposal requirements will continue to be ever expanding, and there is an important need to utilize recycling measures for household items, construction waste and junked vehicles. Structured plans are also needed to protect the community from storage of any hazardous waste and protection from solid and ground water contamination from industrial waste.

The Virgin River, its tributaries and riparian zones are important community elements in Mesquite. Efforts need to shield these elements from development through conservation and protect them as resources in perpetuity. The "wetlands" are a natural resource of the river valley, providing an important natural habitat for area wildlife and sanctuary for migrating birds.

Agricultural lands, which have played such an important role in the community's history and culture are being depleted rapidly. Future technology may provide more effective means to use these lands more efficiently for growing food products. Where possible, farm land should be preserved for long-term agricultural community based purposes.

The beauty of Mesquite is reflected in the sensitivity the community has always held for the river and its surrounds. Land along the river was cleared, farmed and a canal was constructed for irrigation. Early development consisted of a mixture of houses and small businesses along Mesquite Boulevard, which also served as the segment of the

original highway between Salt Lake City, Utah and Los Angeles, California. The homes and businesses used the highway as a linkage between themselves and the remaining community and to travelers needing service and assistance along the route.

Man and his society existed within a balanced eco-system. Man lived in harmony with nature and with others and at peace with his role as a steward.

From today's viewpoint, early Mesquite was a totally sustainable community. It lived in balance in terms of what early settlers were able to hunt, grow, harvest, sell and trade. There was plenty of available work for those who lived in the community and a future for the children. While the community has outgrown its capacity to live solely off of the land, it can continue to provide strong linkages to the natural eco-system which sustained early society.

All of the land in the valley should forever be viewed as a community resource. The purpose of the land is to assist in sustaining future life in the community, and it is not to be exploited. Agricultural land, wherever possible, should be preserved and utilized for farming or related farm activities. Land area north of U.S. Interstate 15 should be developed with the same respect. Steep vertical slopes and the tops of mesas should be preserved for their natural beauty and scenic vistas.

Major components of the Comprehensive Master Plan's, Conservation Elements are policy issues established by the City Council. These policies are implemented through the City Manger, through the various City departments.

Environmentally sensitive areas to be protected, including drainage ways to the Virgin River, as well as agricultural farm lands, will have to be acquired and transferred to public ownership. The acquisition of these lands may occur through rights-of way and easement transfers, gifts to the City of Mesquite, land trades and procurement. Courts have ruled that eminent domain, as an option, is only available when the land to be acquired is needed to construct a specifically needed public facility. The magnitude of resources necessary to acquire land judged to be important to the community good will only increase in value with time.

A. Objective

To support community development, which will preserve and enhance a balanced relationship with the area's natural resources, agricultural activities, wildlife habitats, drainageways and scenic resources.

B. Recommendations

- 1) Require development within the Redevelopment Area to utilize state-of-the-art energy and resource conservation techniques including drought - resistant and native landscape materials.

- 2) The City shall identify and acquire environmentally sensitive areas for protection from development.
- 3) Promote land stewardship through the development of environmentally oriented site planning standards and the acquisition of environmentally sensitive open space.
- 4) The Redevelopment Agency shall establish standards and design guidelines to protect the community's resources, including special agricultural lands, from being unnecessarily depleted through development, and promote education programs which support energy, water and other natural resource conservation.
- 5) The City with help from the Redevelopment Agency shall develop regulations and measures to prevent air pollution, noise pollution and ground / ground water pollution.

7. Historic Structures

The Virgin River Valley is as much of a major historic significance to Southern Nevada as it was to the westward pioneer movement. Farming in the area dates back more than 100 years, and the permanent settlement celebrated its centennial birthday in 1994. Success of agricultural development in and near Mesquite is the result of the Virgin River and the innovative canal system engineered by early farmers to water their crops.

Many of the early homesites in the city have been destroyed or have deteriorated beyond reasonable value. There are, however, some residences which have been maintained and are in current use, which can be acquired, restored and preserved for posterity.

Other than the early homes, the old library, which currently houses the Desert Valley Museum, is the most significant traditional historic community structure.

For Mesquite to retain its small town and historic rural character, much attention must be given to restoring and re-building its historic linkages to its past.

The Plate on page 54 indicates the various locations of historic structures and other significant older structures in the Redevelopment Area. The historic structures should be acquired by the City, or the Redevelopment Agency and be restored to their

original condition; and be incorporated into the City's museum program or used to house one of the community's non-profit cultural societies.

Where the facilities can be incorporated into the museum program, they can be used to exhibit - in a better environment and frame of reference - much of the existing collection housed at the Desert Valley Museum. The main exhibit area of the existing museum can be restored to its original configuration of the "library".

Other older significant structures can be acquired for public purposes and used in a similar fashion; where they are of value to private sector purposes, they should be restored and continue to be used for housing or for small business offices.

Where and whenever possible, older significant structures along Mesquite Boulevard should be saved and restored. These properties provide extremely important linkages back to Mesquite's earlier days and establish a context and scale for future development.

Redevelopment of sites containing structures which have been designated "significant" - in terms of historic characteristics - should retain the existing design and site planning character of the site.

The irrigation canal is another extremely important historic feature of the community which can be a continued cultural benefit to the public. Its future role can be expanded to irrigate parks, open space corridors, provide tree groves and gardens throughout the City and supply water displays, fountains and ponds in public spaces.

As part of the community's historic and cultural program, a series of special events can be scheduled as annual activities to celebrate Mesquite's heritage. Possible new programs can include agricultural and ranching competitions for men and women, household competitions and bake-offs, extended trail rides, pioneering re-creations and Indian events. These can all be promoted through the Redevelopment Agency.

As an additional means of linking the City with its past and its cultural heritage, a series of "Monuments and Memorials" are master planned to be constructed throughout the community. Within the Redevelopment Area the following items are identified in the Comprehensive Master Plan:

1. A tribute to the first Mormon settlers, who came to the Virgin River area in 1877, the Bunker family, Utley family, Burger family, Branch family, Larson family, Robbins family and Hanson family.

2. A tribute to the Dudley Leavitt family, his 5 wives and 51 children who re-settled Mesquite in 1887.

3. Tributes to the Mormon pioneer families who permanently settled Mesquite in 1894.

- The Abbott family
- The Hardy family
- The Neagle family
- The Waite family

4. A tribute to the citizens of Mesquite and the City Council who brought into fruition Incorporation of the City and the community's first master plan, and have provided civic leadership and notable contributions to good government.

Major components of the City's Historic Properties Preservation Plan evolve from policies set by Council. These policies are carried out through the City Manager, and through the various departments of city government. Master planning, planning, zoning and construction issues related to historic properties can be channeled through a citizen advisory review board, established by the Council.

Historic preservation programs and related community based cultural activities can be administered by local non-profit organizations through grants by the City for programs and services to the public.

A government / public sector partnership can be effectively used to provide programs and services to the community at lower costs.

Public funds will be required to support restoration construction, and acquisition and development of historic and cultural elements of the plan; however, much can be accomplished through public / private partnerships.

Where older significant structures are upgraded to be used for new purposes, the facilities should be brought into conformance with local life-safety and building codes or protected by fully automatic fire sprinkler systems.

It will be the role of local historical and cultural organizations to help the Council establish priorities for funding improvements for the annual Goals and Objectives sessions.

A. Objective

Preserve all remaining historic sites and resources and enhance the community's foundations.

B. Recommendations

1. Acquire and restore early home sites, archaeological resources and historic structures for public ownership for future generations.
2. Develop a historic preservation plan and ordinance which encourages retention and re-use of buildings of historic value in Mesquite.
3. Restore and expand the community's museum to provide a more effective exhibit of the city's history.
4. Provide monuments designated by the Comprehensive Master Plan.
5. Assist the Historic Society and other organizations in the acquisition, restoration and enhancement of early community landmarks including archaeological sites.
6. Assist the Historic Society and other organizations in the preparation and installation of a preservation plan and associated ordinances.

8. Design

Residents of the City of Mesquite, Nevada have a strong desire to maintain the small rural character of the existing town. Long - term residents are proud of their small community, its informal lifestyle, friendliness, participatory democracy, low crime rate, knowledge regarding their neighbors and the open invitation for voluntary assistance to aid other citizens or community organizations which may be in need.

Newer residents have been drawn to the City for these same "quality of life" characteristics which had, in many instances, disappeared from the communities where they previously resided. Newer residents are also committed to maintaining the small town character of Mesquite, and respect for the community's past and cultural heritage.

Both groups of residents - old and new - support planned and structured growth which will reinforce the quality of life and economic opportunities for residents and future generations - as long as that growth does not diminish the existing strengths of the community.

Residents of Mesquite have strongly recommended incorporating community development guidelines to protect the existing quality of life in the City and to insure that future development is compatible with what has been built in the past.

Citizens are aware that the boundaries and edges of the Redevelopment Area create important design considerations which reflect on the quality of life in Mesquite. There are concerns regarding each of these two elements and an awareness of the need to improve and strengthen the values each provides to the community.

Examples include City entrances and exits, the Interstate 15 corridor through the community, where travelers are presented a major visual impression of Mesquite, and the Nevada / Arizona state boundaries at the eastern edge of the City.

Mesquite Boulevard, the Virgin River (which forms the City's south boundary) and the three drainage washes through the City also form important edges which need designed articulation and improvement.

Currently Mesquite Boulevard serves as the City's major commercial zoning strip. As the City grows there will be a need for a Central Business District or Redevelopment Area to house professional and commercial offices and some specialty retail businesses. This Redevelopment Area will have a major design influence on the entire community. The development of a Redevelopment Area should be respectful of the community's historic and cultural characteristics and incorporate public facilities for community services.

Use of community design and development guidelines provided by the Comprehensive Master Plan, provides the Redevelopment Area with the opportunity to coordinate future and proposed development with the City's capacity to provide service at a scale larger than individual buildings. It also provides parameters for developers' use to insure that new projects comply with the community's goals and objectives for development. Development guidelines associated with community design provide for continuity and architectural relationships between various projects, although the projects, in all likelihood, will be independent of one another and built at different periods of time by different developers. Guidelines also provide valuable measures which can be used to link various areas of the Redevelopment Area together to form a more cohesive visual environment for the community.

The Redevelopment Area along with good community design will enrich the quality of life in Mesquite and increase property values.

It is important for the Redevelopment Area's future to reflect its past and its cultural heritage; therefore, dimension and scale are extremely important in preserving historic perspective. Mesquite Boulevard has been a historic influence, a form maker, and the major traffic arterial through the City. Most of the community's historic landmarks or influential structures are sited along Mesquite Boulevard or nearby, within the Redevelopment Area.

The beautiful vistas to the surrounding mountains, the Virgin River, its irrigation canal system, the agricultural lands along with the historic and cultural landmarks, form the significant contributions to base community design. Landscaping supports and strengthens design and provides added continuity. Amenities such as street furniture, public art, flags and banners heighten visual imagery and the quality of life.

In general the Area does not have a specific design or architectural character as a theme. However, there are segments of the Area which have common design elements.

The gaming and hotel uses at either end of Mesquite Boulevard are faced with attention-drawing neon displays which gives these sections a very unique appearance. The City owned section contains City Hall, the Police and Fire Department which by appearance denotes it as the civic sector. The residential areas are mostly one-story structures which appear to have built at approximately the same time. Many of the historical landmarks and significant structures can also be found in this area.

The remainder of the Area has structures and improvements which are not tied together by any common elements, and which do not give the viewer a distinct impression of unified areas.

A. Objective

To encourage community design within the Redevelopment Area to reinforce the historic and cultural foundations of the community and protect the high quality of life and small town character of Mesquite.

B. Recommendation

- 1) Develop community design standards for the Redevelopment Area, which support the historic context and scale of early development in Mesquite.
- 2) Regulate the height of development and set backs to retain the City's existing small town rural character.
- 3) Enhance the Redevelopment Area with landscaped open space corridors connecting to the rest of the city.
- 4) Create a central area which serves as a hub for business and economic development for the community, and as an image generator for community design for commercial development in the city.

9. Parking

Adequate parking is essential to the success of any venture: residential, commercial, industrial or manufacturing.

Throughout the older sectors of the community available parking is minimal and much is relegated to the existing streets. While, historically, this situation has only created minimal problems, as the community continues to grow, parking issues will grow proportionately.

Residential projects, today, bring with them heavier demands for parking and vehicle storage. With more and more members of the family working, and more and more jobs having irregular working schedules, more family vehicles are needed. There are also more recreational vehicles, boats and trailers, today.

At the time the current master plan was being prepared, there were 118 businesses, of varying size and staffs, operating in the City of Mesquite. In addition to the businesses owners and employees, each of those businesses attract customers, sales or service representatives and other visitors with vehicles.

Industrial and manufacturing requirements for parking and vehicle storage have changed, as well. Where these facilities were once located in the city, where employees could either walk or ride a bus to work, they have been moved away from town to remote locations. With the construction of the Interstate Highway system, these operations are no longer limited to locations served by rail. Large amounts of area are now required for parking both automobiles, equipment vehicles, trucks and trailers.

The city has consciously planned for the majority of commercial enterprise to be located along the Mesquite Boulevard corridor in the older section of town. As a result, parking will have to be developed to accommodate projected growth. When the population of Mesquite, reaches 10,000, it can be expected that the 118 businesses will grow beyond 700, and when the population approaches 20,000 residents, there will be over 2,000 businesses in the city.

Parking can be provided either at no charge to the user, or at a cost. In private sector locations parking is generally provided at no direct cost to the user as a means to attract business to the location. With a captured user base, private sector interests will sometimes charge for parking as a means to recapture the direct and indirect costs associated with providing parking for users.

Historically, municipalities have used parking meters, along the streets, as a means to help offset the costs of maintaining roadways. In communities, where business has left the traditional central business district, parking meters have been removed as a means to re-attract business downtown.

Parking requirements for the City of Mesquite, as established in the current zoning regulations, for the most part are adequate. The problem which exists, is, that

there are not large enough land parcels downtown, to adequately provide on-site parking, for the amount of vehicles which will be required to support future businesses activity.

Therefore, it will be necessary to create adequate parking which can be jointly and collectively used by all of the downtown businesses. Costs of acquiring land for these purposes is a function of the community and local government; if the parking is to be provided as a public service, regardless as to the decision to charge, or to not charge, for its use. The return to the city, in terms of permits, fees, taxes and employment for citizens, including public ownership of the land, more than outweighs the costs of original acquisition.

A. Objective

To insure adequate on site parking, or associated off site parking for the downtown Central Business District, for the entire Redevelopment Area.

B. Recommendations

- 1) On site parking shall meet or exceed parking requirements established for various land uses defined by the City of Mesquite, Zoning Regulations.
- 2) Consolidated parking in the Central Business District shall be developed to accommodate proposed build-out development; and that 60% of the overall ground area be utilized for safe and convenient surface parking.

B. Description of Social Conditions Existing in the Area

1. Tourism

At the forefront of tourism in Mesquite is gaming, which is generated largely by two hotel / casino resorts, the Oasis Resort Hotel Casino and the Virgin River Hotel and Casino. A third resort, the Players Island, is scheduled to open in the summer of 1995, and will play a significant part in the increase of tourism to Mesquite during the next year. Additionally, two other resorts are in various stages of planning and construction.

The current estimated population of Mesquite is near 5,000. This figure is augmented on any given night by 2,000 to 4,000 people staying at one of the resorts,

causing an average population of 8,000. The hotel room count is currently at 1,550 and is expected to increase to 2,500 by 1996. The average length of stay for tourists is 2 - 3 days.

Other attractions for tourists include two golf courses, the Palms and the Oasis (plus two courses in planning), the Arvada Ranch and softball tournaments.

Although tourists to Mesquite come from everywhere, the bulk of visitors come from the following four areas: 1) Southern Nevada, 2) Southern Utah, 3) Northern Utah, and 4) Southern California.

2. Social Characteristics

According to the 1990 Census, the ethnic makeup of Mesquite at the time was 86.3% white, 11.5% Hispanic, and 2.2% other. Current trends in growth show the percentage of the white population increasing. The sexual makeup is listed at 49.8% male and 50.2% female. The Median Age in 1990 was 27.5, although this figure has probably increased due recent the influx of retired citizens. The average household is listed at 3.1 persons, which may have decreased since 1990. The estimated 1994 median family income is \$30,381.

Housing in Mesquite has provided many challenges. Rapid growth has called for new housing of all types. Although new single family homes construction has mostly met the current demand, the affordable and rental housing market has remained well below demand for several years. New projects are being planned which will alleviate somewhat the needs for this type of housing, but a serious shortage is projected to remain.

3. Social Service Providers

Most of the social services normally provided in communities, such as welfare, etc., have been available in Mesquite on a limited, occasional basis through Clark County administered programs. Those services provided locally include the Senior Citizen program, which provides meals and other assistance to seniors; the Virgin Valley Volunteer Association, which assists the homeless and others in need of immediate temporary assistance; and Safe Haven, a volunteer shelter-assistance program for victims of abuse.

4. Homeless

Homelessness has not been a significant factor in Mesquite's housing problem, the cases of which represent less than 1% of the population. What is demonstrated as a much more significant factor is the increase of multi-family living situations in single family residences. Such cases are estimated to be over 10% of the population.

5. Crime

Mesquite has recently maintained the average Clark County crime rate of 7.3 crimes per 1,000 population. However, it must be noted that most of these crimes are of a much less violent nature than in larger urban areas. Also, the Mesquite clearance or solving rate on crime is 66.7%, as compared to that of Clark County at 18.5%. This demonstrates an effective local police force. Additionally, the crime rate has not kept pace with the rapid growth experienced in the community.

6. Cultural Opportunities

Central to downtown area of Mesquite are two facilities which provide cultural opportunities to the community. They are the Desert Valley Museum, which displays many pioneer artifacts from the area; and the Mesquite Library, which is a branch of the Las Vegas-Clark County Library System. The Mesquite Arts Council, an active community organization presents several events each year, including the Mesquite Concert Series featuring professional music, dance and theater presentations, and the annual Mesquite Arts Festival with exhibitions of fine art, crafts and the performing arts. Also the Mesquite Area Chamber of Commerce sponsors the annual Mesquite Days festival as well as other events.

7. Medical Services

The Virgin Valley Medical Clinic is the main provider of general health and emergency care. There is a current effort underway to provide for the expansion and improvement of this facility to keep up with the community's needs, which are being under served. Other health care providers include two optometrists, a dentist, a chiropractor and a pharmacy. The City of Mesquite Ambulance Department also

provides assistance with the emergency health care needs, including transport to the nearest hospital in St. George, Utah, 40 miles to the northeast on I-15.

8. Places of Worship

Mesquite is served by 5 different denominations for church services. They include:

The Church of Jesus Christ of Latter-day Saints (4 congregations)

91 West Mesquite Boulevard

The Virgin Valley Baptist Church

140 North Mesquite Boulevard

Desert Oasis Community Church

51 East First North Street, Senior Center

La Virgen de Guadeloupe Catholic Church

1st South Street in Bunkerville

United Methodist Church

51 East First North Street, Senior Center

9. Educational Facilities

Two schools currently service the educational needs for youth in the community. The Virgin Valley Elementary School has an ever increasing enrollment, currently approaching 600 students, grades K-5. A new elementary facility has recently been approved as part of the Clark County School Bond issuance, to be completed in 1996. The junior high student enrollment, currently with the Senior High School, will be transferred to the current elementary school facility following refurbishment. Enrollment at the Virgin Valley High School, including both junior and senior high school students, also increasing rapidly, is currently approaching 700.

A limited program of adult courses through the Southern Nevada Community College are available at the Virgin Valley High School.

C. Description of Economic Conditions of the Area

The local economy has demonstrated itself to be rather healthy in the last several years with the rapid community growth as one of the indicators. The City of Mesquite has retained the spot of the fastest growing city in the State of Nevada during the years 1992-1994, with an average annual growth rate of 23%. The current population of near 5,000 is projected to increase to 14,000 by the turn of the century.

Gaming and tourism play significant roles in the economic prosperity of the community, which has also spurred on many other types of development, including commercial enterprises and housing developments. A significant increase in the retire citizens population has created a large demand for new housing and increased services.

1. Employment

Unemployment in Mesquite has for the last several years been estimated at less than 3%. This is due largely to the abundance of casino resort jobs available. Approximately 400 to 500 positions at the resorts are filled by person who commute to Mesquite from surrounding communities. The top five employers in Mesquite are: 1) Oasis Resort Casino 2) Virgin Valley River Hotel Casino 3) Primex Plastics Company 4) Clark County and 5) the City of Mesquite. The new Players Island resort will soon take its place among the top five.

Employment categories in Mesquite are divided into the following percentages:

| | |
|----------------------------------|-----|
| Agriculture & Services | 1% |
| Business & Repair Service | 2% |
| Construction | 6% |
| Educational Services | 6% |
| Entertainment & Recreation | 52% |
| Finance, Insurance & Real Estate | 3% |
| Health Services | 2% |

| | |
|--|-----|
| Manufacturing | 12% |
| Public Administration | 4% |
| Retail Trade and Personal Services | 10% |
| Transportation, Communication, Utilities | 2% |

2. Property Base

The assessed valuation of Mesquite has increased rapidly, in line with the rapid growth rate. The 1994 valuation is listed at \$70,088,995, with projections of an increase to \$100,000,000 in 1995.

Mesquite has one of the lowest local property tax rates in Nevada, which enjoys one of the lowest tax structures in the nation. The City of Mesquite Ad Volorem Rate for the 1994 - 1995 fiscal year is \$0.1141 per \$100 of assessed valuation with a Clark County Total Combined Rate of \$2.2989 per \$100 of assessed valuation.

**CITY OF MESQUITE REDEVELOPMENT AGENCY
PRELIMINARY AND FINAL PLAN REPORT**

3. DESCRIPTION OF FINANCING OF PLAN

A. Sources of Revenue

The State's Community Redevelopment Law authorizes the City of Mesquite's Redevelopment Agency to finance the Redevelopment Area with financial assistance from the City of Mesquite, 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 this 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 Mesquite until adequate tax increment proceeds or other funds are available or sufficiently assured, to repay 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 Mesquite loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this 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 five 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.

1. Tax Increment Financing

Pursuant to NRS 279.676, 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 Mesquite, Clark County, any District or any other public corporation, hereinafter sometimes called "Taxing Agencies", after the effective date of the Ordinance approving this Redevelopment Plan, shall be divided as follows:

- 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 levied 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 Mesquite 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 Mesquite 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 there 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:

(a) 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.

(b) 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 (a) or (b) 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 provision of this section must be paid into the funds of the respective taxing agencies.

For the purpose of this section 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.

The portion of taxes described in the above Section is hereby irrevocably pledged for the payment of the principal of and 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 authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Redevelopment Plan.

In general, the system of tax increment financing is basically a bookkeeping mechanism of segregating funds from the general taxes collected for special projects within the Redevelopment Area. As of a designated year, called the base year, the County Assessor certifies the assessed valuation of all property within the Redevelopment Area. Thereafter, on an annual basis, any increase over and above the base year assessed valuation, called the tax increment, is reported separately by the Assessor, and the tax rate for the locality applied to this increase generates funds to assist in the costs of redevelopment in the Area.

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 projections of income can be made 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 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.

2. Annual Statement of Indebtedness

The Agency shall, not later than the first day of October of each year, file with the City Auditor (City Controller), a statement of indebtedness. The statement must be verified by the Agency.

The statement of indebtedness shall contain:

- A. The date on which each loan, advance or indebtedness was incurred or entered into;
- B. The principal amount, term, purpose and interest rate of each loan, advance or indebtedness; and
- C. The outstanding balance of each loan, advance or indebtedness.

The amount of taxes received by the Agency shall not exceed the amount shown on the Agency's statement of indebtedness.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance or refinance all or any part of the Redevelopment Area.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Redevelopment Area beyond 25 years from the date of adoption

of this Plan. Loans, advances, or indebtedness, however, may be repaid over a period of time beyond the 25 year time limit.

3. Assessment and/or Benefit Districts

The City Council, at its discretion, may elect to form Assessment and/or Benefit Districts to generate funds necessary to pay the costs of certain public improvements within the Redevelopment Area. In the event of such Council action, the Redevelopment Agency is directed and authorized to cooperate with the City in this action.

Should the Redevelopment Agency own property which would be assessed by such Council action, the Agency is authorized to pay its proportionate share of assessment or benefit costs from proceeds derived from Tax Increment sources.

Further, all direct costs incurred by the City of Mesquite in conjunction with the design, engineering or formation of Assessment and/or Benefit Districts also may be reimbursed by the Redevelopment Agency from the same Tax Increment sources.

Assessment and Benefit District formation procedures shall conform with applicable State laws.

4. Other Revenue Sources

NRS allows 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.

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 no growth or 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 sources or revenue available to the Redevelopment Agency will be reviewed to determine whether they will be required to assist in financing activities.

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**4. METHOD OR PLAN FOR RELOCATION FOR THOSE TEMPORARILY OR
PERMANENTLY DISPLACED BY REDEVELOPMENT ACTIVITIES IN THE AREA**

A. Persons and Families

The Redevelopment Agency intends to assist persons and families displaced from housing facilities by redevelopment activities in the Area using methods deemed appropriate under individual circumstances. Among the methods of assistance which may be chosen, given an analysis of each situation involving displacement, are:

- contracting for assistance in locating other housing with an appropriate social service agency.
- providing subsidies to landlords agreeing to relocatees for a specified period of time, to be determined on a case by case basis as to the relative need of the relocatee;
- provision of a one-time subsidy payment to the relocatee to assist in securing affordable housing; and/or
- any other method which may be appropriate to the situation.

The Agency may, in its discretion, determine that no assistance is necessary; however, this determination will be made on a case by case basis.

If the Redevelopment Agency participates in activities which are funded in whole or in part by the federal government, the Agency will follow the requirements of the Uniform Relocation Act, as amended, which governs assistance to persons and families displaced from redevelopment activities involving federal financing.

The Agency will maintain an up-to-date listing of available safe, sound and standard housing with the City of Mesquite and its environs.

The Agency will also cooperate and work with social service agencies and other entities involved in locating and/or providing housing in the general area surrounding Mesquite, and in the Redevelopment Area, as requested and as appropriate.

The Agency will also abide by all provision of Nevada law pertaining to relocation of families and individuals displaced from housing facilities within the Area by redevelopment activities.

B. Others

The Agency may choose, if it so desires, to provide relocation assistance to entities other than persons or families displaced from the Area by reason of redevelopment activity. The Agency may choose to assist these entities, private or non-profit, through the following methods:

- contracting for assistance in locating other facilities suitable to the needs of the entity with an appropriate agency or entity, assist
- providing a one-time subsidy payment to the relocated entity in securing an affordable facility; and/or appropriate,
- any other method which may appropriate to the situation.

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5. ANALYSIS OF PRELIMINARY PLAN

In reviewing the Preliminary Plan it is important to reiterate that the provisions made by the Nevada Legislature in 1959 were to utilize redevelopment as a means to assist communities, they recognized that deterioration, underdevelopment and urban decay effected both large and small 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.

More specifically the Redevelopment Plan for the City of Mesquite, directs its attention to preserving and enhancing the unique rural and historic character of the City and stimulate economic vitality within the Redevelopment Area; provide a well-balanced mix of tourist and retail commercial, government, financial, professional, cultural and residential uses; create an attractive and inviting atmosphere and identity for the area; emphasize pedestrian convenience and safety while minimizing the adverse effects of traffic; and provide a wide range of supportive services for both visitors and the resident population of Mesquite.

Within the procedural requirement and background information for establish a local Redevelopment Agency a survey was conducted to identify any blight, urban decay, underdeveloped property or improvements or other existing conditions which might negatively impact opportunities for urban development to occur within the Urban Corridor, the Industrial Corridor and the Commercial and Multi-Family Sector within the Redevelopment Area of Mesquite, Nevada. The survey has been conducted to correspond with land-use planning requirements and development parameters established by the City Council, in the Long Range Comprehensive Master Plan.

The boundaries of the survey area, for the most part, encompass the oldest segments of the community and include its Historic District. The survey area also encompasses the Industrial Site north of the Central Business District.

Land-use and structures have been 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 with the salesmarket to be utilized to house activities 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.

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.

The five categories of structures / landuse for existing development have been established for the Mesquite survey, they consist of 1) Historic, 2) Appropriate, 3) Underdeveloped, 4) Blighted Property and 5) Advanced Blighted Property. These are fully described previously within this plan under "Recitation of Conditions in the Area." This section also includes the Nevada Revised Statutes requirements, as well as, a review and findings of the surveyed areas.

The Preliminary Plan does not include descriptions of the physical conditions, social conditions nor economic conditions existing in the Redevelopment Area. It also does not include information regarding financing of the Redevelopment Plan, however, this Plan Report includes data concerning these items in great detail as in compliance with the Nevada Revised Statutes. Therefore, this Report should serve as a support document to the Final Plan to address in-depth criteria and detailed requirements.

The Preliminary Plan does not cover the method or plan for relocating those temporarily or permanently displaced by redevelopment activities, however, this Plan

Report does cover this issue. Relocation rules for projects not involving the use of federal funds been presented to the City of Mesquite Redevelopment Agency on March 28, 1995 and should be reviewed when addressing this event. Rules governing participation opportunities, priorities and preferences for property owners, operators of businesses, and tenants, in the Mesquite Urban and Industrial Corridors Redevelopment Area were adopted March 16, 1995 by Mesquite Redevelopment Agency, these rules should also be considered when relocating those who may be displaced.

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6. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION

(TO BE PREPARED)

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7. REVISIONS INCORPORATED TO FORM THE FINAL PLAN

(TO BE PREPARED)