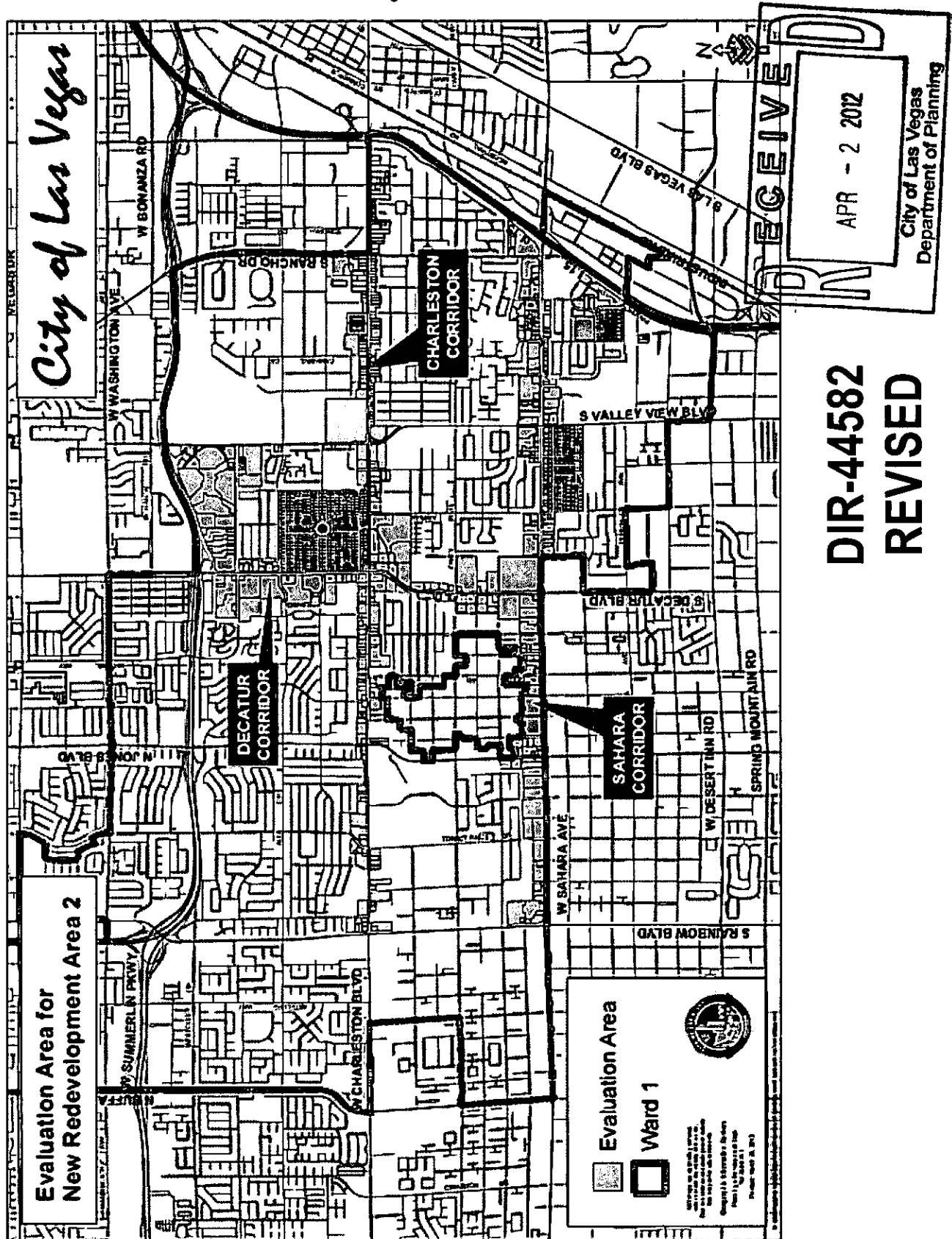
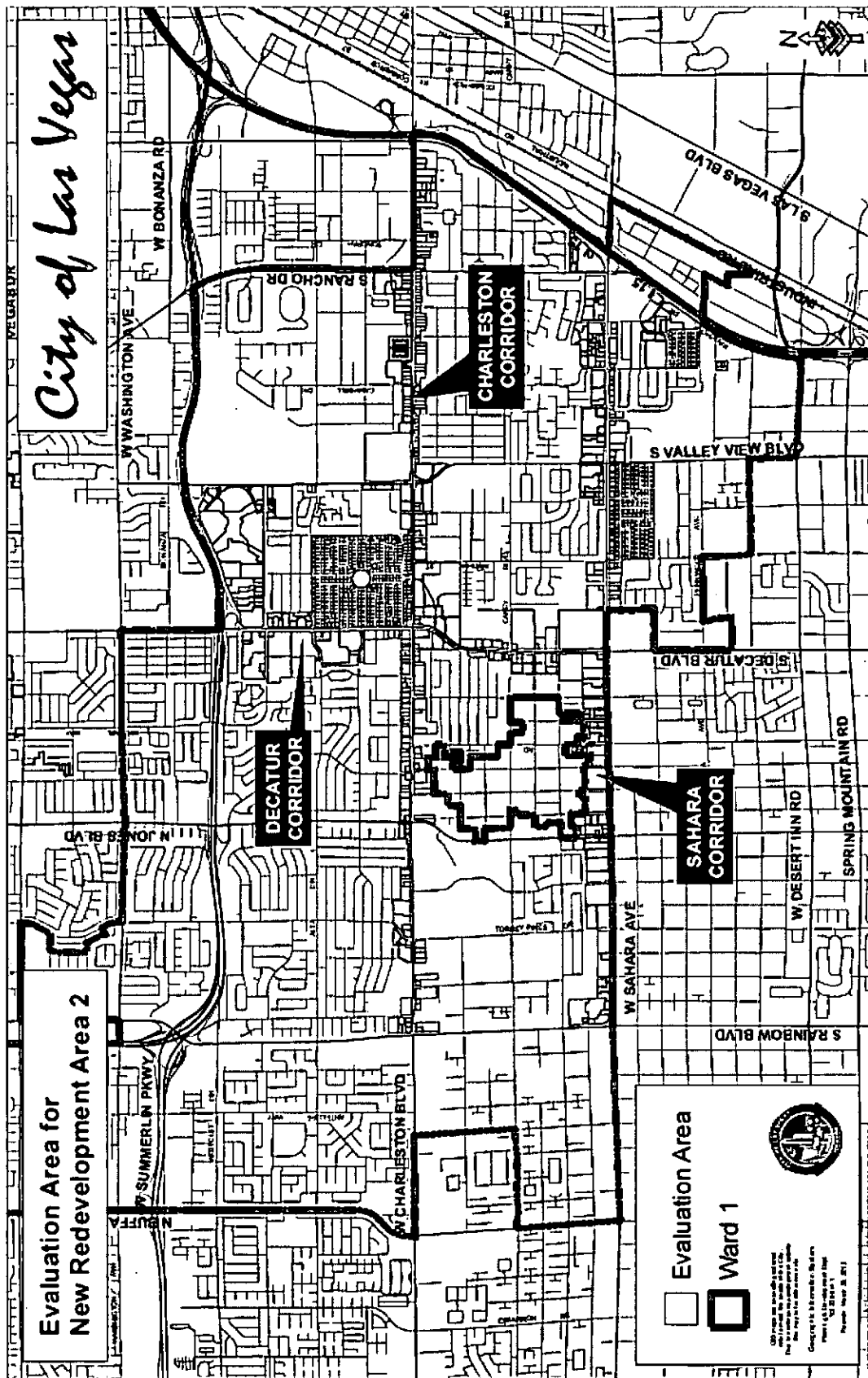




City of Las Vegas



RECEIVED
MAR 28 2012
City of Las Vegas
Department of Planning

DIR-44582
REVISED



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 19, 2012

Mr. Scott Adams
City of Las Vegas
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

RE: DIR-44582 - DIRECTOR'S BUSINESS
CITY COUNCIL MEETING OF APRIL 18, 2012

Dear Mr. Adams:

The City Council at a regular meeting held April 18, 2012, APPROVED the request for a Review OF THE PRELIMINARY PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA. The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2012.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 14, 2012

Mr. Scott Adams
City of Las Vegas
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

**RE: DIR-44582 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Adams:

Your request for a Review OF THE PRELIMINARY PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian), was considered by the Planning Commission on March 13, 2012.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on **April 18, 2012**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VDICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 2, 2012

Mr. Scott Adams
City of Las Vegas
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

**RE: DIR-44582 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF MARCH 13, 2012**

Dear Mr. Adams:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 13, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, March 7, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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TTY 702.386.9108

www.lasvegasnevada.gov



Report Date 03/01/2012 03:46 PM

Submitted By

Page 1

A/P # 44582 DIRECTORS BUSINESS

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/13/2012 08:04	983922	Temp COO		
Approved	02/13/2012 08:08	983922	COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

DIR-44582 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a Review OF THE PRELIMINARY PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian).

Parent A/P #

Project #	44582	Project/Phase Name	REDEVELOPMENT AREA 2	Phase #	
Size/Area	1186.26 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel
Location

Owner/Tenant

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

DIRECTORS BUSINESS

Report Date 03/01/2012 03:46 PM

Submitted By

Page 1

A/P # 44582 Type DIR Issued Date 02/13/2012 Issued By 983922

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name CITY OF LAS VEGAS

Day Phone (702)229-5036 x

Fax

Address 400 STEWART AVENUE

LAS VEGAS NV

Pager

89131

Fees

Total Paid

0.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 1186.26 ACRE

Actual Value 0.00

Comments

DIR-44582 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request for a Review OF THE PRELIMINARY PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

CITY OF LAS VEGAS PLANNING COMMISSION

PRELIMINARY PLAN FOR REDEVELOPMENT AREA 2

FOR THE

LAS VEGAS REDEVELOPMENT AGENCY

Prepared by the

Economic and Urban Development Department

and

Department of Planning

City of Las Vegas

January 24, 2012

DIR-44582
REVISED



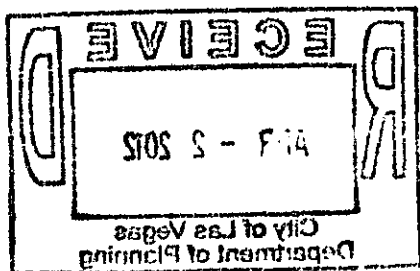


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VI.	General Statement of Proposed Building Intensities and Standards.....	4
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VIII.	Conformance to the City's Master Plan.....	6
IX.	General Impact of the Project Upon Residents Thereof and Upon Surrounding Neighborhoods	7
X.	Report and Recommendations of the Planning Commission	8
	Exhibit A.....	9

**PRELIMINARY PLAN FOR
REDEVELOPMENT AREA 2
LAS VEGAS REDEVELOPMENT AGENCY**

I. INTRODUCTION

This Preliminary Plan has been prepared to fulfill the requirements of the State of Nevada Revised Statutes Sections 279.524 and 279.526 of the Nevada State Redevelopment Law concerning the selection of a redevelopment area and the formulation of a Preliminary Plan. This Preliminary Plan consists of text and a map.

II. DESCRIPTION OF BOUNDARIES OF THE REDEVELOPMENT AREA

The proposed new Redevelopment Area ("Redevelopment Area 2") can be divided into three (3) distinct corridors:

- Sahara Avenue
- West Charleston Boulevard
- South Decatur Boulevard

The Sahara Avenue Corridor can be generally described as the following area:

East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there are two residential areas within the Sahara Avenue Corridor:

- 1) Richfield Village (Richfield Neighborhood Association) Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue, and,*
- 2) Las Verdes Heights (Keen Neighborhood Coalition) Beginning at Sahara Avenue at Valley View, then proceeding west to Arville Street, then south to Tara Avenue, and then east to Valley View.*

The West Charleston Boulevard Corridor can be generally described as the following area:

East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there is a residential area within the West Charleston Boulevard Corridor:

- 1) Hyde Park Subdivision (Meadows Neighborhood Preservation Neighborhood Association) Bounded by Charleston Blvd. on the south, west to Decatur Blvd., north to Alta Drive, and then east to Bedford Road.*

The **South Decatur Boulevard Corridor** can be generally described as the following area:

South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

III. GENERAL STATEMENT OF PROPOSED LAND USES

On June 15, 2000, the City of Las Vegas adopted the City of Las Vegas Master Plan 2020. This Master Plan included a Vision Statement, Focus of the Master Plan, Reurbanization, Neighborhood Revitalization, Newly Developing Areas, Economic Diversity, Cultural Enhancement, Fiscal Management, Regional Coordination Implications and Implementation Methodologies. More importantly, it included Land Use Classifications and Overlays. This Preliminary Plan, and the proposed creation of Redevelopment Area 2, is in conformance with the Master Plan.

More specifically the following general statements regarding land uses, layout of principal streets, population densities, and building intensities and standards are proposed as the basis for the creation of Redevelopment Area 2 and its corresponding Redevelopment Plan.

It is proposed that, in general, the land uses for the various properties in the three (3) corridors of the proposed Redevelopment Area 2 (see attached map) shall be as described and defined in detail consistent with the current Las Vegas Master Plan 2020. It is anticipated that the Redevelopment Plan will abide by these detailed maps and provisions as they currently exist and they may be amended from time to time.

Within the three (3) corridors of the proposed Redevelopment Area 2, alternative uses may be established to the extent and in the manner provided by, and consistent with Las Vegas's Master Plan 2020 as it may be amended from time to time.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

It is proposed that, in general, the layout of the principal streets for the proposed Redevelopment Area 2 be as shown on the Redevelopment Area Map. The major streets within or serving as the boundaries for the creation of the proposed Redevelopment Area 2 are:

1. West Sahara Avenue
2. West Charleston Boulevard
3. South Decatur Boulevard

In accord with the Las Vegas Master Plan 2020 and local codes and ordinances, existing streets within the proposed Redevelopment Area 2 may be closed, vacated, widened, realigned or otherwise modified, and additional streets may be created as necessary for proper pedestrian and vehicular circulation, or other transportation needs as may be determined from time to time. However, no major changes or alterations to the existing street network are anticipated due to the creation of Redevelopment Area 2 and its corresponding Redevelopment Plan.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Redevelopment Area 2 will include commercial, residential and office properties. It is proposed that, in general, the population density for any residential uses permitted within the proposed Redevelopment Area 2, shall be as established and defined in the Las Vegas Master Plan 2020 as it may be amended, or as otherwise provided in local codes and ordinances.

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES AND STANDARDS

It is proposed that, in general, building intensities and standards be controlled by procedures and criteria established in the Las Vegas Master Plan 2020 and local codes and ordinances. Such criteria may include limits on:

1. The percentage of ground area covered by buildings (land coverage).
2. The ratio of total floor area for all stories of the buildings to areas of the building sites (floor area ratio).
3. The size and location of buildable areas on building sites.
4. The height of buildings.
5. The number of required parking spaces.

However, it is anticipated that special criteria (such as mixed land uses, design criteria and street layout and design) for the three (3) corridors within the proposed Redevelopment Area 2 may be recommended for use within the Redevelopment Area. However, any recommendation for special criteria must be reviewed by the members of the Planning Commission and approved by the City Council.

Land coverage, sizes and locations of buildable areas should be limited, as necessary and feasible, to provide adequate open space, parking access and other amenities.

It is proposed that building standards should generally conform to the building standards requirements of applicable City of Las Vegas codes and ordinances and State statutes.

VII. ATTAINMENT OF THE PURPOSES OF THE NEVADA COMMUNITY REDEVELOPMENT LAW

Certain goals and objectives have been identified in connection with the proposed Redevelopment Area 2, the accomplishment of which will attain the purposes of the Nevada Community Redevelopment Law. In general, the goals and objectives of a redevelopment program for Redevelopment Area 2 are as follows:

- A. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of Redevelopment Area in accord with the Las Vegas Master Plan 2020 the Redevelopment Plan and local codes and ordinances.
- B. Elimination of blighted areas which consist of social or economic liabilities, or both requiring redevelopment in the interest of health, safety and general welfare of the people of City of Las Vegas.
- C. Reduction of the conditions of blight which lend themselves to further obsolescence and deterioration due to the lack of incentive of an individual landowner and the inability to improve, modernize or rehabilitate a property while the condition of neighboring properties remains unchanged.
- D. Arresting the process of deterioration of a blighted area by redeveloping the entire area or a portion of it.
- E. The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan.
- F. The control of unplanned growth by guiding revitalization activities and new development in such a fashion as to meet the needs of the Redevelopment Area, and the City and its citizens,

- G. The retention of existing business by means of redevelopment and revitalization activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies, in the revitalization of the Redevelopment Area.
- H. The encouragement of investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
- I. Replanning, redesigning and developing areas which are stagnant or improperly used.
- J. Insuring adequate utility capacity for new development.
- K. Rehabilitation of dilapidated or deteriorating residential properties.

Redevelopment of Redevelopment Area 2 pursuant to this Preliminary Plan and the above goals and objectives will attain the redevelopment purposes as specified in Nevada Revised Statutes by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.
2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used.
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties and businesses.
5. The strengthening of retail, residential and other commercial functions in the three (3) corridors of the proposed Redevelopment Area.
6. The strengthening of the economic base of Redevelopment Area 2 by stimulating new investment.
7. The expansion of employment opportunities.
8. The provision of an environment for social and economic growth.
9. The expansion and improvement of housing for low and moderate income persons.
10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.

VIII. CONFORMANCE TO THE CITY OF LAS VEGAS' MASTER PLAN

The intent of this Preliminary Plan is to follow the guidelines outlined in the city of Las Vegas' June 2000 Master Plan 2020. For example, the Preliminary Plan will adhere to the Land Use Classifications described on pages 66-74 of the Master Plan 2020.

Further, the Preliminary Plan focuses on the Neighborhood Revitalization Area identified in the Master Plan 2020 which is in need of revitalization and is located near Downtown. The purpose of redevelopment and neighborhood revitalization is captured in Master Plan 2020 statements such as: "Neighborhood Revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. These may be neighborhoods which require improvements in infrastructure, or which have seen increases in property crime, vandalism and graffiti."

Further, "A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment."

"The City's tax base would improve from retaining jobs within the city, instead of allowing those jobs to migrate southward into the County. The redevelopment and strengthening of areas which already have existing infrastructure and services available is certainly more efficient than developing new areas, where the costs of extending infrastructure systems must be, in part, borne by tax revenue generated in older areas of the city.

Finally, Policy 2.6.1 states "that the City investigate the development of an incentive program designed to encourage property owners to develop vacant or derelict sites within the Neighborhood Revitalization area." This is precisely the type of program the state envisioned when it provided local government with redevelopment enabling laws targeted to the elimination of slum and blight.

IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

It is proposed that the principal purpose of the Redevelopment Plan be the elimination and prevention of blight through the assistance and encouragement of public and private rehabilitation and redevelopment efforts, through selective land acquisition, clearance and disposition for private redevelopment, and through the provision of new or replacement of existing public improvements, facilities, and utilities within, and serving, the three (3) corridors within the proposed Redevelopment Area 2. Direct redevelopment activity should occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Redevelopment Plan upon occupants of that area, and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity and economic development. Las Vegas Redevelopment Agency ("Agency") activity in the proposed Redevelopment Area 2 may include property acquisition, relocation of occupants or businesses, demolition of structures, construction of public improvements, public/private partnerships and land disposition for private development.

X. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION

Nevada Revised Statutes Section 279.578 requires the Agency to provide an analysis of the Preliminary Plan as part of its Report to City Council of the city of Las Vegas. Nevada Revised Statutes Section 279.570 also requires that a report and recommendation of the Planning Commission on the proposed Redevelopment Plan be developed and submitted to the Redevelopment Agency prior to the Redevelopment Plan's adoption. This Statute also states that the Planning Commission shall make and file its report and recommendation with the Agency of the Redevelopment Plan and whether it conforms to the Master Plan of the community.

It is anticipated that the Las Vegas Planning Commission will review the proposed amendment to the Redevelopment Plan on May 8, 2012, and provides it report and recommendations on, June 6, 2012 and make the findings that the proposed Redevelopment Plan conforms to Las Vegas' Master Plan 2020.

The Planning Commission's report and recommendation will be submitted either as a supplement to the Report to City Council, or as part of the record of the joint public hearing on the proposed Redevelopment Plan.

CITY OF LAS VEGAS PLANNING COMMISSION

PRELIMINARY PLAN FOR REDEVELOPMENT AREA 2

FOR THE

LAS VEGAS REDEVELOPMENT AGENCY

Prepared by the

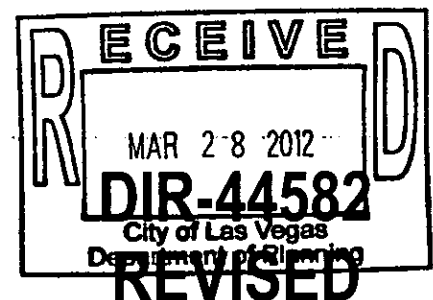
Economic and Urban Development Department

and

Department of Planning

City of Las Vegas

January 24, 2012



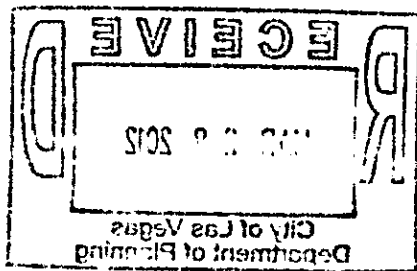


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REDEVELOPMENT AREA 2
LAS VEGAS REDEVELOPMENT AGENCY**

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However, it is anticipated that special criteria (such as mixed land uses, design criteria and street layout and design) for the three (3) corridors within the proposed Redevelopment Area 2 may be recommended for use within the Redevelopment Area. However, any recommendation for special criteria must be reviewed by the members of the Planning Commission and approved by the City Council.

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- A. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of Redevelopment Area in accord with the Las Vegas Master Plan 2020 the Redevelopment Plan and local codes and ordinances.
- B. Elimination of blighted areas which consist of social or economic liabilities, or both requiring redevelopment in the interest of health, safety and general welfare of the people of City of Las Vegas.
- C. Reduction of the conditions of blight which lend themselves to further obsolescence and deterioration due to the lack of incentive of an individual landowner and the inability to improve, modernize or rehabilitate a property while the condition of neighboring properties remains unchanged.
- D. Arresting the process of deterioration of a blighted area by redeveloping the entire area or a portion of it.
- E. The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan.
- F. The control of unplanned growth by guiding revitalization activities and new development in such a fashion as to meet the needs of the Redevelopment Area, and the City and its citizens,

- G. The retention of existing business by means of redevelopment and revitalization activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies, in the revitalization of the Redevelopment Area.
- H. The encouragement of investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
- I. Replanning, redesigning and developing areas which are stagnant or improperly used.
- J. Insuring adequate utility capacity for new development.
- K. Rehabilitation of dilapidated or deteriorating residential properties.

Redevelopment of Redevelopment Area 2 pursuant to this Preliminary Plan and the above goals and objectives will attain the redevelopment purposes as specified in Nevada Revised Statutes by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.
2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used.
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties and businesses.
5. The strengthening of retail, residential and other commercial functions in the three (3) corridors of the proposed Redevelopment Area.
6. The strengthening of the economic base of Redevelopment Area 2 by stimulating new investment.
7. The expansion of employment opportunities.
8. The provision of an environment for social and economic growth.
9. The expansion and improvement of housing for low and moderate income persons.
10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.

VIII. CONFORMANCE TO THE CITY OF LAS VEGAS' MASTER PLAN

The intent of this Preliminary Plan is to follow the guidelines outlined in the city of Las Vegas' June 2000 Master Plan 2020. For example, the Preliminary Plan will adhere to the Land Use Classifications described on pages 66-74 of the Master Plan 2020.

Further, the Preliminary Plan focuses on the Neighborhood Revitalization Area identified in the Master Plan 2020 which is in need of revitalization and is located near Downtown. The purpose of redevelopment and neighborhood revitalization is captured in Master Plan 2020 statements such as: "Neighborhood Revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. These may be neighborhoods which require improvements in infrastructure, or which have seen increases in property crime, vandalism and graffiti."

Further, "A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment."

"The City's tax base would improve from retaining jobs within the city, instead of allowing those jobs to migrate southward into the County. The redevelopment and strengthening of areas which already have existing infrastructure and services available is certainly more efficient than developing new areas, where the costs of extending infrastructure systems must be, in part, borne by tax revenue generated in older areas of the city.

Finally, Policy 2.6.1 states "that the City investigate the development of an incentive program designed to encourage property owners to develop vacant or derelict sites within the Neighborhood Revitalization area." This is precisely the type of program the state envisioned when it provided local government with redevelopment enabling laws targeted to the elimination of slum and blight.

IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

It is proposed that the principal purpose of the Redevelopment Plan be the elimination and prevention of blight through the assistance and encouragement of public and private rehabilitation and redevelopment efforts, through selective land acquisition, clearance and disposition for private redevelopment, and through the provision of new or replacement of existing public improvements, facilities, and utilities within, and serving, the three (3) corridors within the proposed Redevelopment Area 2. Direct redevelopment activity should occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Redevelopment Plan upon occupants of that area, and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity and economic development. Las Vegas Redevelopment Agency ("Agency") activity in the proposed Redevelopment Area 2 may include property acquisition, relocation of occupants or businesses, demolition of structures, construction of public improvements, public/private partnerships and land disposition for private development.

X. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION

Nevada Revised Statutes Section 279.578 requires the Agency to provide an analysis of the Preliminary Plan as part of its Report to City Council of the city of Las Vegas. Nevada Revised Statutes Section 279.570 also requires that a report and recommendation of the Planning Commission on the proposed Redevelopment Plan be developed and submitted to the Redevelopment Agency prior to the Redevelopment Plan's adoption. This Statute also states that the Planning Commission shall make and file its report and recommendation with the Agency of the Redevelopment Plan and whether it conforms to the Master Plan of the community.

It is anticipated that the Las Vegas Planning Commission will review the proposed amendment to the Redevelopment Plan on May 8, 2012, and provides its report and recommendations on, June 6, 2012 and make the findings that the proposed Redevelopment Plan conforms to Las Vegas' Master Plan 2020.

The Planning Commission's report and recommendation will be submitted either as a supplement to the Report to City Council, or as part of the record of the joint public hearing on the proposed Redevelopment Plan.

[Faint handwritten notes and markings are visible along the right margin.]