

RESOLUTION OF THE CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY REGARDING
THE DELEGATION OF AUTHORITY OF
REVIEW OF DEVELOPMENT PLANS

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WHEREAS, the Redevelopment Plan (Plan) for the Downtown Las Vegas Redevelopment Area provides in Section 470.1.4 that all development plans shall be submitted to the Downtown Redevelopment Agency (Agency) for approval and architectural review; and

WHEREAS, the Plan in Section 470.1.4 also authorizes the Agency to assign responsibility for the review and approval of development plans to the staff of the Agency; and

WHEREAS, Section 520.16 of the Plan provides that the staff of the Agency shall review all building permit applications to determine what effect the issuance thereof would have upon the Plan for the Redevelopment Area and to withhold issuance of the permit if the staff of the Agency finds that the proposed improvements do not meet the requirements of the Plan and the proposed design of the Agency; and

WHEREAS, the Plan provides in Section 520.8 that the Agency may assign responsibility for the review and approval of landscaping plans to the staff of the Agency, which review and approval is to insure optimum use of living plant material in the Redevelopment Area; and

WHEREAS, Section 520.9 of the Plan authorizes the Agency to assign responsibility for the review and approval of new signs to the staff of the Agency, which review and approval is to insure that the signs shall conform to the City's sign ordinances

and to such other sign standards as the Agency and/or the City may establish; and

WHEREAS, Section 520.15 of the Plan authorizes the Agency to assign to the staff of the Agency the responsibility for the review and approval of any architectural, landscape or site plans proposed for the Redevelopment Area; and

WHEREAS, the Agency desires to effect these delegations of authority, to clarify the submittals that need Agency and/or staff approval, to adopt on an interim basis the City's current design standards and to provide for a procedure for Agency review of staff determinations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT AGENCY THAT:

1. Pursuant to Section 470.1.4, the Agency hereby assigns the responsibility for review and approval of all development plans concerning the Redevelopment Area to the Executive Director of the Agency, or his designee. At the discretion of the Executive Director, development plans for major projects could also be reviewed directly by the Agency to determine conformance with the Plan. Development plans include, but are not limited to, requests for rezonings, variances, use permits and aesthetic reviews.

2. Pursuant to the provisions of the Plan, the Agency hereby assigns the responsibility for review and approval to the Executive Director of the Agency, or his designee, of all landscaping plans (Section 520.8), designs for all new signs (Section 520.9) and all architectural, landscape and site plans (Section 520.15).

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3. Pursuant to Section 520.15 of the Plan, the Agency hereby adopts, on an interim basis, the current City of Las Vegas standards and ordinances relating to design, architecture, landscaping and signage for any development concerning the Redevelopment Area.

4. In order to effect the building permit review process provided in Section 520.16 of the Plan, the Agency hereby declares that "building permit," as used in the Plan, does not include an electrical, plumbing or mechanical permit.

5. Any review and approval conducted by the Executive Director, or his designee, pursuant to the delegation contained in Paragraphs 1 and 2 of this Resolution shall be performed in accordance with the standards for such review set out in the Plan. Any disapproval must be in writing, with the reasons therefor, and sent to the affected party by certified mail. The affected party may obtain review by the Agency of a disapproval by the Executive Director by filing a written request for review with the Secretary of the Agency within ten days of receipt of the disapproval. Any member of the Agency may request review by the Agency of any decision by the Executive Director by filing a request for review with the Secretary of the Agency within ten days of the date of the Executive Director's decision. In either

case, the Agency will review the matter at the next appropriate Agency meeting.

PASSED, ADOPTED AND APPROVED this 4th day of June,
1986.

APPROVED

By William H. Briare
Chairman

ATTEST:

Carol A. Hawley
Secretary

