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STATE OF NEVADA)
COUNTY OF CLARK) SS:

DIANE TOMSHA, being first duly
sworn, deposes and says:

That she/he is a legal clerk for the LAS VEGAS
REVIEW-JOURNAL and THE LAS VEGAS SUN,
daily newspapers regularly issued, published and
circulated in the City of Las Vegas, County of
Clark, State of Nevada, and that the
advertisement, a true copy of which is attached,
was continuously published in the LAS VEGAS
REVIEW-JOURNAL or THE LAS VEGAS SUN for a
period of TWO insertions
from the period of SEPTEMBER 20, 1996
to SEPTEMBER 27, 1996, on the following
days:

SEPTEMBER 20, 27, 1996

Signed: *Diane Tomsha*

Subscribed and sworn to before me this
8 day of OCT, 1996
Peggy D. Barron
Notary Public



086030



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

NOTICE OF JOINT PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE CITY OF LAS VEGAS DOWNTOWN REDEVELOPMENT PLAN

NOTICE IS HEREBY GIVEN that the City Council of the City of Las Vegas (the "City Council") and the City of Las Vegas Redevelopment Agency (the "Agency") will hold a joint public hearing on Wednesday, October 16, 1996 at 4:45 a.m., immediately following the morning session of the City Council meeting, in the City Council Chambers located at City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, to consider and act upon the proposed amendment to the Redevelopment Plan (the "Plan Amendment") for the Las Vegas Redevelopment Area (the "Redevelopment Area") and to consider all evidence and testimony for or against the approval and adoption of the Plan Amendment.

The purpose of the proposed Plan Amendment is to add new territory (the "Added Area") to the existing Redevelopment Area (the "Existing Area") and provide for the redevelopment of the Added Area in conformity with the provisions of the Community Redevelopment Law (Nevada Revised Statutes Section 279.382 et seq.) and the goals of the Redevelopment Plan, which are:

The elimination of environmental deficiencies and blight in the Redevelopment Area, which constitute either social or economic liabilities or both and require redevelopment in the interests of the health, safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete and aged building types, economic and social deficiencies, deteriorated public improvements, inadequate parking facilities and inadequate utilization of land and public facilities.

The assembly of land into parcels suitable for modern, integrated development and allowing for improved pedestrian and vehicular circulation in the Redevelopment Area.

The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.

The strengthening of retail, office and other commercial and residential functions in the Redevelopment Area.

The strengthening and diversification of the economic base of the Redevelopment Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth.

The provision of adequate land for parking and open spaces.

The establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties in the Redevelopment Area.

The provision of necessary public improvements to correct existing deficiencies.

The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Redevelopment Area.

The minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency.

The orderly development of the Redevelopment Area.

The rehabilitation and preservation of historically and architecturally worthwhile structures and sites.

The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups.

The upgrading of the quality of life in the Redevelopment Area.

At any time not later than the hour set forth above for the hearing of objections to the proposed Plan Amendment, any person may file in writing with the City Clerk of the City of Las Vegas a statement of objections to the proposed Plan Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Plan Amendment, or who deny the existence of blight in the proposed Added Area, or the regularity of any of the prior proceedings, may appear before the City Council and the Agency and show cause why the proposed Plan Amendment should not be adopted.

A legal description of the boundaries of the proposed Added Area is attached hereto as Exhibit A and made a part hereof. For informational purposes, a map showing the general location in the City of the Existing Area and the proposed Added Area is attached hereto as Exhibit B. The legal description of the boundaries of the Existing Area is attached hereto as Exhibit C.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the proposed Plan Amendment, the Redevelopment Plan, the Agency's Report to the City Council, the Agency's adopted rules governing owner participation, and other information pertaining thereto at the office of the City Clerk of the City of Las Vegas and the office of the Agency, both located at 400 East Stewart Avenue, Las Vegas, Nevada.

For further information, please call the Agency at (702)229-6551 between 8 a.m. and 5 p.m., Monday through Friday.

By order of the City Council and the Redevelopment Agency of the City of Las Vegas.

Dated: September 13, 1996.

KATHLEEN M. TIGHE
City Clerk, City of Las Vegas

LARRY K. BARTON
Executive Director
Redevelopment Agency of the
City of Las Vegas

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**EXHIBIT A
REDEVELOPMENT AREA EXPANSION**

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

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

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

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

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

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

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 25, described as Lots 1 through 6, Lots 40 through 48, the West 50 feet of Lots 9 through 17, and the vacated 15 foot wide, East-West alley, all in Block 6 of LAS VEGAS SQUARE on file in Book 1 of Plats, Page 96 of Clark County, Nevada Records.

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

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

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

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

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

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

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25, lying North of the North boundary of WASHINGTON ADDITION UNIT NO. 1 on file in Book 5 of Plats, Page 87 of Clark County, Nevada Records and West of the West boundary of THE MEWS on file in Book 27 of Plats, Page 2 of Clark County, Nevada Records.

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

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

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

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

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

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

That portion of the South Half (S 1/2) of the South Half (S 1/2) of said Section 26, described as Lots 46 through 52 in Block 4 and Lots 1 and 2 in Block 5, of GREATER LAS VEGAS ADDITION TRACT 1 as shown on the plat on file in Book 4 of Plats, Page 72 of Clark County, Nevada Records.

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

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

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

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

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

EXCEPT THEREFROM that portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29, bounded as follows: bounded on the North by the centerline of WASHINGTON AVENUE; bounded on the South by the North Right-of-Way line of ERNEST MAY LANE; bounded on the East by the East Right-of-Way line of ROBIN LANE; and bounded on the West by the East line of that certain parcel of land described by DEED to the CITY OF LAS VEGAS, recorded May 24, 1979 as Instrument Number 1019366 of Clark County, Nevada Records.

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

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

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

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

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

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

Those portions of the Northeast Quarter (NE 1/4) of said Section 35, described as Lots 20 through 27 in Block 1, Lots 21 through 30 in Block 2, Lots 21 through 28 in Block 3, and that portion of Block 6, lying South of the South Right-of-Way line of the I-515 EXPRESSWAY, all in BOULDER DAM HOMESITE ADDITION TRACT NO. 4 as shown on the plat on file in Book 1 of Plats, Page 80 of Clark County, Nevada Records, together with that portion of 23RD STREET and MARLIN AVENUE as described by that certain ORDER OF VACATION, recorded July 18, 1989 in Book 890718 as Instrument Number 00520 of Clark County, Nevada Records.

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

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

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

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

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

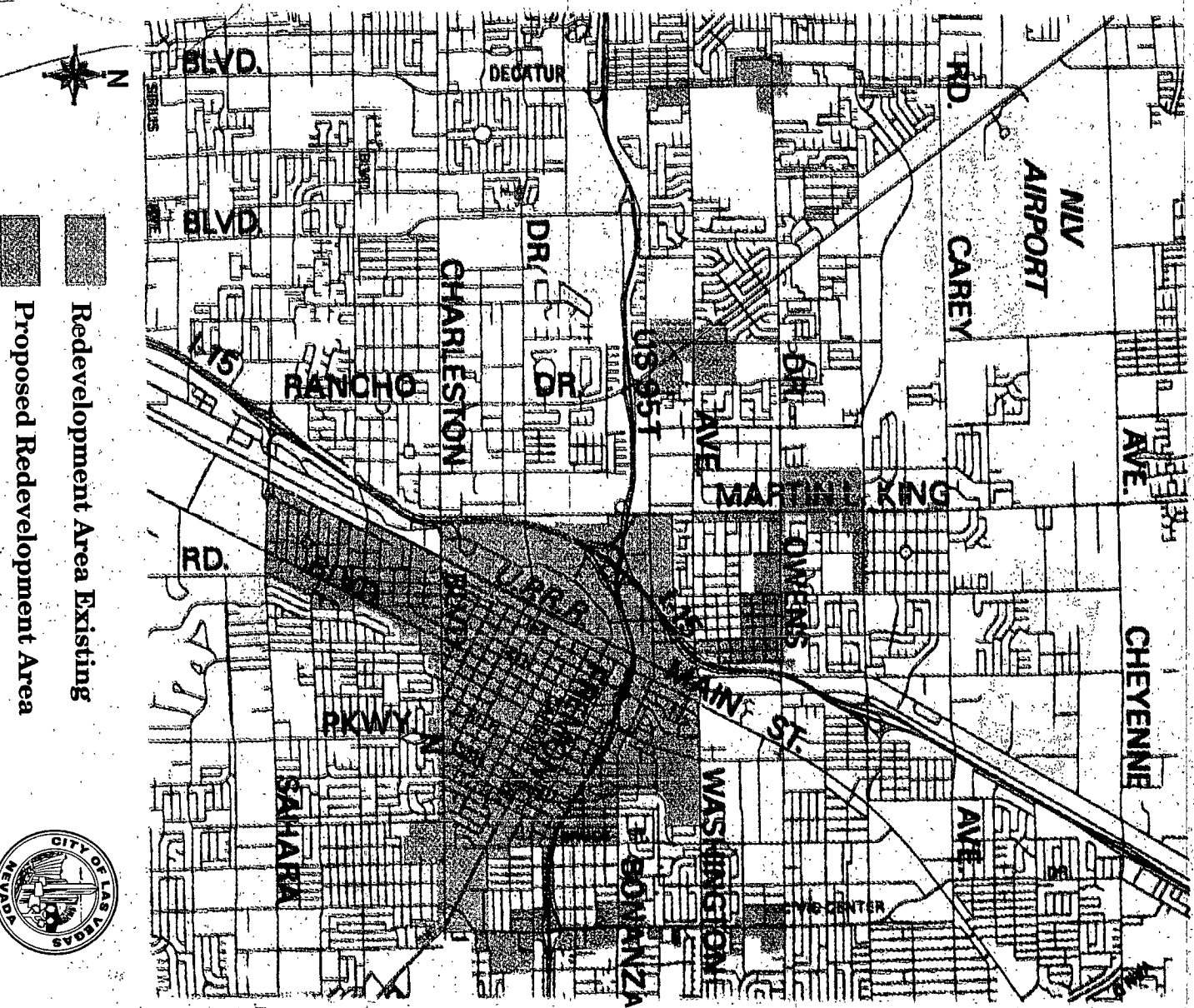
That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 36, lying East of the Northerly prolongation of the East boundary of SUNRISE PARK TRACT NO. 1 on file in Book 2 of Plats, Page 2 of Clark County, Nevada Records and lying West of the West Right-of-Way line of TWENTY-EIGHTH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

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

Those portions of said Sections 19 and 30, described as the Right-of-Way of DECATUR BOULEVARD (width varies), bounded on the North by the Westerly prolongation of the North line of Parcel 1 as shown on the parcel map on file in File 23 of Parcel Maps, Page 3 of Clark County, Nevada Records and bounded on the South by the South line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30.

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

PROPOSED REDEVELOPMENT AREA



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