

1 **FIRST AMENDMENT**

2 **BILL NO. 2006-25**

3 **ORDINANCE NO. 5830**

4 AN ORDINANCE TO ADOPT AN AMENDED AND RESTATED REDEVELOPMENT PLAN,
5 WHICH INCLUDES ADDITIONAL PROPERTY WITHIN THE PLAN, AND TO PROVIDE FOR
6 OTHER RELATED MATTERS.

6 Sponsored by: Oscar B. Goodman, Mayor

Summary: Adopts an Amended and Restated
Redevelopment Plan, which includes additional
property within the Plan.

8 WHEREAS, the City Council approved and adopted a Redevelopment Plan (the
9 "Redevelopment Plan") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment
10 Area") by Ordinance No. 3218 on March 5, 1986, as well as a number of subsequent amendments
11 thereto; and

12 WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") has been
13 established as and authorized to be the official redevelopment agency to carry out in the City the
14 functions and requirements of the Community Redevelopment Law of the State of Nevada (NRS
15 279.382 et seq.) and to implement the Redevelopment Plan; and

16 WHEREAS, the Agency has proposed to amend the Redevelopment Plan by means of
17 an Amended and Restated Redevelopment Plan, which is attached hereto as Exhibit A and
18 incorporated herein by this reference; and

19 WHEREAS, the Amended and Restated Redevelopment Plan (the "Amended Plan")
20 will add areas to the existing Redevelopment Area; and

21 WHEREAS, the Agency submitted to the City's Planning Commission the proposed
22 Amended Plan, and the Planning Commission, by action taken on April 13, 2006, has recommended
23 the approval and adoption of the proposed Amended Plan; and

24 WHEREAS, the Agency and the City Council have held public hearings on March 15,
25 2006, and May 3, 2006, respectively, to consider adoption of the proposed Amended Plan; and

26 WHEREAS, notices of those hearings were duly published in the *Las Vegas Review*
27 *Journal*, a newspaper of general circulation in the City; and

28 WHEREAS, copies of the notice of hearing by the Agency and of the intent to include



1 additional areas were mailed by first-class mail to the last known owner of each parcel of land in the
2 areas proposed to be added (the "Expansion Areas"); and

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

7 WHEREAS, all actions required by law have been taken by all appropriate public
8 bodies.

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

11 SECTION 1: The purpose and intent of the City Council with respect to the
12 Redevelopment Area, both existing and Expansion Areas, is to accomplish the following:

13 (A) The elimination of environmental deficiencies and blight, which constitute
14 either social or economic liabilities or both and require redevelopment in the interests of the health,
15 safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete
16 and aged building types, economic and social deficiencies, deteriorated public improvements,
17 inadequate parking facilities and inadequate utilization of land and public facilities;

18 (B) The assembly of land into parcels suitable for modern, integrated development
19 and allowing for improved pedestrian and vehicular circulation;

20 (C) The replanning, redesign and development of undeveloped areas which are
21 stagnant or improperly utilized;

22 (D) The strengthening of retail, office and other commercial and residential
23 functions in the Redevelopment Area;

24 (E) The strengthening and diversification of the economic base within the
25 Redevelopment Area and the community by the installation of needed site improvements to stimulate
26 new commercial expansion, employment and economic growth;

27 (F) The provision of adequate land for parking and open spaces;

28 (G) The establishment of financial mechanisms to assist in the upgrading and/or

1 redevelopment of properties in the Redevelopment Area;

2 (H) The provision of necessary public improvements to correct existing
3 deficiencies;

4 (I) The establishment and implementation of performance criteria to assure high
5 site design standards and environmental quality and other design elements;

6 (J) The minimization of conflict between pedestrian and automobile traffic and the
7 improvement of transportation efficiency;

8 (K) The orderly development of the Redevelopment Area;

9 (L) The rehabilitation and preservation of historically and architecturally
10 worthwhile structures and sites;

11 (M) The provision of an environment where a socially balanced community can
12 work and live by providing jobs and housing for persons of varying social, economic and ethnic
13 groups; and

14 (N) The upgrading of the quality of life in the Redevelopment Area.

15 SECTION 2: The City Council hereby finds and determines that:

16 (A) The Redevelopment Area, including the Expansion Areas, is a blighted area,
17 the redevelopment of which is necessary to effectuate the public purposes declared in the Community
18 Redevelopment Law. This finding is based upon the following conditions within the Redevelopment
19 Area, at least four of which characterize each of the Expansion Areas as more particularly set forth
20 in the report of the Agency to the City Council:

21 (1) The existence of buildings and structures, used or intended to be used
22 for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit
23 or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality,
24 juvenile delinquency or crime because of one or more of the following factors:

25 (a) Defective design and character of physical construction.

26 (b) Faulty arrangement of the interior and spacing of buildings.

27 (c) Inadequate provision for ventilation, light, sanitation, open
28 spaces and recreational facilities.

1 (d) Age, obsolescence, deterioration, dilapidation, mixed character
2 or shifting of uses.

3 (2) An economic dislocation, deterioration or disuse.

4 (3) The subdividing and sale of lots of irregular form and shape and
5 inadequate size for proper usefulness and development.

6 (4) The laying out of lots in disregard of the contours and other physical
7 characteristics of the ground and surrounding conditions.

8 (5) The existence of inadequate streets, open spaces and utilities.

9 (6) The existence of lots or other areas which may be submerged.

10 (7) Prevalence of depreciated values, impaired investments and social and
11 economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and
12 tax receipts are inadequate for the cost of public services rendered.

13 (8) A growing or total lack of proper utilization of some parts of the area,
14 resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for
15 contributing to the public health, safety and welfare.

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

19 (10) The environmental contamination of buildings or property.

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

1 (C) The Amended Plan is consistent with the General Plan of the City of Las Vegas,
2 as affirmed by the recommendation of the Planning Commission.

3 (D) The condemnation of real property, under the limited circumstances provided
4 for in the Amended Plan, is necessary to the execution of the Plan, and adequate provisions have been
5 made for payment for property to be acquired as provided by law. This finding is based upon the need
6 to ensure that the provisions of the Redevelopment Plan, as amended, will be carried out and to
7 prevent the recurrence of blight.

8 (E) Adequate permanent housing is or will be made available in the community for
9 displaced occupants of the Expansion Areas, at rents comparable to those in the community at the time
10 of displacement, if the Amended Plan results in the temporary or permanent displacement of any
11 occupants of housing in the Expansion Areas. This finding is based upon the fact that the Agency's
12 plan for relocation, provides for relocation assistance and benefits according to law and authorizes the
13 Agency to provide other assistance as determined to be appropriate under the circumstances.

14 (F) All noncontiguous areas of the Expansion Areas are either blighted or necessary
15 for effective redevelopment of the Redevelopment Area. This finding is based upon the fact that the
16 boundaries of the Expansion Areas were chosen to include lands that were underutilized because of
17 blighting influences, or affected by the existence of blighting influences and land uses significantly
18 contributing to the condition of blight, which inclusion is necessary to accomplish the objectives and
19 benefits of the Amended Plan.

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

25 (H) Adequate provisions have been made for the payment of the principal of and
26 interest on any bonds which may be issued by the Agency as provided in the Amended Plan. This
27 finding is based upon the fact that the Redevelopment Plan authorizes the allocation of taxes to the
28 Agency pursuant to NRS 279.676 ("tax increments") and pledges those tax increments to the

1 repayment of indebtedness incurred by the Agency to carry out projects in the Redevelopment Area.
2 Further, the Redevelopment Plan authorizes the Agency to obtain financial assistance from available
3 public or private sources, including the City, State of Nevada and federal government, interest income,
4 donations, loans from private financial institutions and/or the lease or sale of Agency-owned property,
5 in order to finance projects in the Redevelopment Area.

6 SECTION 3: The Redevelopment Plan for the Downtown Las Vegas Redevelopment
7 Area, as adopted by Ordinance No. 3218 and amended subsequently by various ordinances, is hereby
8 amended as set forth in the attached "Amended and Restated Redevelopment Plan," incorporated
9 herein and made a part hereof by this reference. As so amended, the Redevelopment Plan is hereby
10 incorporated by reference herein and designated as the official Redevelopment Plan for the Las Vegas
11 Redevelopment Area.

12 SECTION 4: The City Clerk is hereby directed to send a certified copy of this
13 Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the
14 Redevelopment Plan as amended by the Amended Plan.

15 SECTION 5: The City Clerk is hereby directed to record with the County Recorder
16 of Clark County a description of the land within the Expansion Areas and a statement that proceedings
17 for the redevelopment of the Expansion Areas have been instituted under the Community
18 Redevelopment Law.

19 SECTION 6: The City Clerk is hereby directed to transmit, within thirty days after
20 the approval and adoption of this Ordinance, a copy of the description and statement recorded pursuant
21 to Section 5 above, a copy of this Ordinance, and a map or plat indicating the boundaries of the
22 Redevelopment Area, including the Expansion Areas, to:

23 (A) The auditor and tax assessor of Clark County;

24 (B) The officer who performs the functions of auditor or assessor for any taxing
25 agency which, in levying or collecting its taxes, does not use the Clark County assessment roll or does
26 not collect its taxes through Clark County; and

27 (C) The governing body of each of the taxing agencies which levies taxes upon any
28 property in the Redevelopment Area, as amended.

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SECTION 7: This Ordinance shall be in full force and effect the day after publication pursuant to Section 8 hereof.

SECTION 8: The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published by title, together with an adequate summary including any amendments, once in the *Las Vegas Review Journal*, a newspaper of general circulation, published and circulated in the City of Las Vegas, Nevada.

SECTION 9: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 10: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

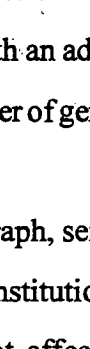
PASSED, ADOPTED and APPROVED this 17TH day of MAY, 2006.

APPROVED:

By 
OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:
 5-16-06
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 3rd day of May, 2006 and referred to the following committee composed of
3 Councilmembers Tarkanian and Ross for recommendation; thereafter the said committee
4 reported favorably on said ordinance on the 17th day of May, 2006 which was a
5 regular meeting of said Council; that at said regular meeting, the proposed ordinance was
6 read by title to the City Council as amended and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly,
8 Wolfson, Tarkanian and Ross

9 VOTING "NAY": NONE

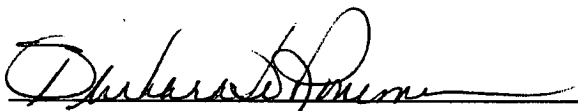
10 EXCUSED: NONE

11 ABSTAINED: NONE

12 APPROVED:

13
14 
15 _____
16 OSCAR B. GOODMAN, Mayor

17 ATTEST:

18 
19 _____
20 BARBARA JO RONEMUS, City Clerk
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CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

**AMENDED AND RESTATED
CITY OF LAS VEGAS REDEVELOPMENT PLAN
FOR ALL EXISTING REDEVELOPMENT AREAS AND
REDEVELOPMENT EXPANSION AREAS A - F**

**REDEVELOPMENT PLAN
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INTRODUCTION

I. INTRODUCTION

This is the Amendment to the existing Redevelopment Plan (the "Amended Plan") for the Redevelopment Area (the "Redevelopment Area"), which is located in the territorial jurisdiction of the City of Las Vegas (the "City"), State of Nevada. This Amendment to the Plan consists of text, a Map of the six amended Redevelopment Areas (Exhibit "A"), and a Legal Descriptions of the amended Redevelopment Area (Exhibit "B")

This Plan has been prepared pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the City and the Redevelopment Agency of Las Vegas is governed by the provisions contained in this Plan as it may again be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of the City of Las Vegas. The term "Legislative Body" refers to the City Council of the City of Las Vegas.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area includes all properties within the boundary shown on the Redevelopment Area Map and described in the Legal Description of the Redevelopment Area.

The proposed redevelopment of the Redevelopment Area as described in this Plan conforms to the Master Plan for the City of Las Vegas as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Las Vegas Planning Commission (the "City Planning Commission") on August 12, 2004.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Redevelopment Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Redevelopment Area. Instead, this Plan presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency.

In general, the goals and objectives of the redevelopment program in the Redevelopment Area are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Master Plan, the Redevelopment Plan and local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of the Redevelopment Area, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of the Redevelopment Area.
5. To encourage investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.

6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of the Redevelopment Area.
7. To replan, redesign and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of the Redevelopment Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

- (1) elimination of areas suffering from economic dislocation, and disuse in affected areas;
- (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
- (3) protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
- (4) installation of new, or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
- (5) other means as determined appropriate.

GENERAL DEFINITIONS, REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION

II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION

A. General Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of the City of Las Vegas, Nevada.
2. "City" means the City of Las Vegas, Nevada.
3. "City Council" means the City Council of the City of Las Vegas.
4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).
5. "Redevelopment Area" means the area included within the boundaries of the Las Vegas Redevelopment Area, as established by this Plan and as depicted and described in the Exhibits attached hereto.
6. "Legislative Body" means the City Council of the City of Las Vegas.
7. "NRS" means the Nevada Revised Statutes for the State of Nevada.
8. "State" means the State of Nevada.
9. "County" means Clark County, Nevada.
10. "Plan" means this Amended Redevelopment Plan for the Las Vegas Redevelopment Area.

B. Redevelopment Area Boundary And Legal Description

The boundaries of the Redevelopment Area are shown on the Redevelopment Area Map attached as Exhibit "A" and are described in the Redevelopment Area Legal Description attached as Exhibit "B". This Plan establishes the Redevelopment Area.

PROPOSED REDEVELOPMENT ACTIVITIES

III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of the Redevelopment Area and the City, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Redevelopment Area;
5. Demolition of property for uses in accordance with this Plan;
6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. Owner Participation and Business Reentry Preferences

1. Owner Participation

Owners of real property within the Redevelopment Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Redevelopment Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. These owner participation opportunities are explained in more detail in the Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences for Property Owners, in the City of Las Vegas Amended Redevelopment Area.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property; retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings; initiating new development; or selling property to the Agency.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following:

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitations;

- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of the Redevelopment Area;
- (6) intensification of certain land uses; and
- (7) the construction or expansion of public facilities.

2. Participation by Tenants

Non-property owners who are tenants engaged in business or residing in the Redevelopment Area shall be extended reasonable preferences if they wish to purchase property at their present location for the purpose of rehabilitating and/or expanding existing improvements or to build new improvements in conformance with the designated land uses and other requirements of this Plan. However, the preference provided to such business or residential tenants will be subordinate to, or follow, the preference provided to the existing property owners.

Businesses and residential tenants may also submit proposals for rehabilitation and/or new development at locations other than their existing location, as long as said property conforms to the Plan. However, no preference shall be provided to business and/or tenants for this type of proposal.

3. Participation Agreements

The Agency may require that, as a condition of participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties.

If an owner fails to participate in the redevelopment under a participation agreement, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Las Vegas Redevelopment Area.

4. Implementing Rules

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency simultaneous with the adoption of this Plan, and as the same may be from time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if: (a) The property sought to be acquired is necessary to carry out this Plan; (b) The Agency has made every reasonable effort to negotiate the purchase of the property. The method the Agency would use to acquire property through eminent domain is further explained within its Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences To Property Owners, in the City of Las Vegas Amended Redevelopment Area.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located.

The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

2. Acquisition of Personal Property

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Redevelopment Area by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

D. Property Management

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency action in the Redevelopment Area in finding other locations and facilities. In order to

carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. Relocation Payments

The Agency shall make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in the Redevelopment Area and shall make additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Chapter 342 of Nevada Revised Statutes and the regulations previously adopted by the Agency and the City of Las Vegas. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

F. Demolition, Clearance, Public Improvements, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in the Redevelopment Area as necessary to carry out the purpose of this Plan.

2. Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

- (1) sewers;
- (2) storm drains;

- (3) electrical, natural gas, telephone and water distribution systems;
- (4) parks and plazas;
- (5) playgrounds;
- (6) parking and transportation facilities;
- (7) landscaped areas;
- (8) street and circulation improvements;
- (9) flood control improvements and facilities;
- (10) entryway features;
- (11) recreational improvements; and
- (12) other public facilities serving the needs of Redevelopment Area occupants.

3. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in the Redevelopment Area owned or acquired by the Agency.

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in the Redevelopment Area shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in the Redevelopment Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City, and, where beneficial to the Redevelopment Area, to any other public body without charge or for an amount at less than fair market value.

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

b. Employment Plan

The Agency shall, as it determines to be appropriate, require that a proposal for a redevelopment project include an employment plan which includes:

- (a) A description of the existing opportunities for employment within the Redevelopment Area;
- (b) A projection of the effect that the redevelopment project will have on opportunities for employment within the Redevelopment Area; and
- (c) A description of the manner in which an employer relocating his business into the

Redevelopment Area plans to employ persons living within the area of operation who are:

- (1) Economically disadvantaged;
- (2) Physically handicapped;
- (3) Members of racial minorities;
- (4) Veterans; or
- (5) Women.

During the period of development in the Redevelopment Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Redevelopment Area is proceeding in accordance with development documents and time schedules.

c. Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

d. Development Financing by the Agency or Other Public Bodies or Entities

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within the redevelopment area. Before the Legislative Body may give its consent, it shall determine that:

- (1) The buildings, facilities, structures or other improvements are of benefit to the Redevelopment Area or the immediate neighborhood in which the Redevelopment Area is located; and
- (2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.

Those determinations by the Agency and the Legislative Body are final and conclusive.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under

that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

e. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes, as they are, or as they may be, amended from time to time. All development in the Redevelopment Area must conform to City (as appropriate) and Agency design review procedures, including any Design Guidelines adopted by the Agency.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. Cooperation with Public Bodies

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.
3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.

4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinance.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any handler of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Redevelopment Area. Any public body which owns or leases property in the Redevelopment Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Redevelopment Area by a public body shall be subject to Agency approval.

LAND USES AND DEVELOPMENT REQUIREMENTS

IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area Map and Major Redevelopment Area Land Uses

The Redevelopment Area Map attached hereto as Exhibit "A" illustrates the location of the Redevelopment Area boundaries, identifies the major streets within the Redevelopment Area, and designates the major land uses authorized within the Redevelopment Area by the City's current Master Plan. The City will from time to time update and revise its Master Plan. It is the intention of this Redevelopment Plan that the City's Master Plan, as it currently exists, or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws be used as a guide to long range planning. The major land uses authorized within the Redevelopment Area by the Master Plan are described below:

B. Major Land Uses

Major land uses permitted within the Redevelopment Area include:

Residential
Industrial
Commercial
Public/Semipublic
Park/Open Space

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Master Plan, as it currently exists or as it may be amended from time to time.

C. Other Land Uses

1. Public Rights-of-Way

Major public streets within the Redevelopment Area are detailed on the Redevelopment Area Map as Exhibit "A" and are listed as follows:

(1) Martin Luther King Boulevard

- (2) Bonanza Road
- (3) Highland Drive
- (4) Industrial Road
- (5) Western Avenue
- (6) Charleston Boulevard
- (7) Sahara Avenue
- (8) Las Vegas Boulevard North
- (9) Foremaster Lane

Additional public streets, alleys and easements may be created in the Redevelopment Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the City's Master Plan.

2. Conforming Properties

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

D. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Redevelopment Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Redevelopment Area, and abatement of such uses is not required by applicable City codes.

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Redevelopment area where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area uses and development and are permitted under applicable City codes.

F. General Controls and Limitation

All real property in the Redevelopment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction within the Redevelopment Area shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

2. Limitation on the Number of Buildings

The number of buildings in the Redevelopment Area shall not exceed the number of buildings permitted under the Master Plan.

3. Number of Dwelling Units

The number of dwelling units in the Redevelopment Area shall not exceed the maximum number allowed under the densities permitted under the City's Master Plan, as implemented and applied by local codes and ordinances.

4. Limitations on Type, Size and Height of Buildings

The type, size, and height of buildings shall be as limited by the City's Master Plan and applicable federal, state and local statutes and ordinances.

5. Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Redevelopment Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Redevelopment Area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. Signs

All signs shall conform to City requirements as appropriate. Design of all new signs shall be submitted to the City for review and approval prior to installation.

7. Utilities

The Agency shall require that all utility placement be governed according to the prevailing Las Vegas Municipal Code.

8. Incompatible Uses

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Redevelopment Area.

9. Public Uses

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and is permitted under the Master Pan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Redevelopment Area.

10. Other Covenants, Conditions and Restrictions

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;

- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan; and
- e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning district or any applicable zoning regulations.

G. Design Guidelines

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Redevelopment Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

H. Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Redevelopment Area from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by resolution of the Agency, and any applicable participation or other agreement.

The City may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the City's approval or disapproval of an applicant.

I. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

METHOD OF FINANCING THE AREA

V. METHOD OF FINANCING THE AREA

A. General Description of the Proposed Financing Method

The Agency is authorized to finance activities in the Redevelopment Area with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the City, State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for surveys and planning, and for the operating capital for administration of the Redevelopment Area, may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing (in combination with other sources of financing that may be available) for specific activities in the Redevelopment Area.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the City Council. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

B. Tax Increment Funds

All taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, Clark County, the City of Las Vegas, any district or any other public

corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. 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 the 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 before the effective date of the ordinance, must be allocated to and when collected must 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 in the Redevelopment Area on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in the Redevelopment Area on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.
2. Except as otherwise provided in paragraphs 3 and 4, that portion of the levied taxes each year in excess of the amount set forth in paragraph 2 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in the Redevelopment Area exceeds the total assessed valuation of the taxable property in the Redevelopment Area shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in the Redevelopment Area must be paid into the funds of the

respective taxing agencies. When the Redevelopment Plan is terminated and all 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 must be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the City.

For the purposes 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 15th immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

C. Agency Bonds

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

Neither the members of the Agency, Agency staff, 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 or any of its political subdivisions and neither the City, the state nor any of its political subdivisions is liable on them, nor in any event shall the bonds or 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.

D. Time Limit on Issuing Securities or Establishment of Indebtedness

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 30 years after the date on which the Redevelopment Plan is adopted, except that the Agency may incur indebtedness at any time before the termination of the Redevelopment Plan if the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

E. Other Loans and Grants

Any 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 as appropriate in carrying out activities in the Redevelopment Area. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

VI. ACTIONS BY THE CITY

The City may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in the Redevelopment Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting the Redevelopment Area;
3. Revision or adoption of the City zoning ordinance(s), specific plan(s), or the Master Plan as appropriate within the Redevelopment Area to permit the land uses and development authorized by or necessary or desired to carry out this Plan;
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Redevelopment Area to ensure their proper development and use;
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;
6. Provisions for administrative enforcement of this Plan by the City, as appropriate, after development;
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Redevelopment Area to be commenced and carried to completion without unnecessary delays;

8. Provisions of services and facilities by the various officials, offices and departments of the City for the Agency's purposes under this Plan;
9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or
10. The undertaking and completing of any other proceedings necessary to carry out activities in the Redevelopment Area.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

Without limitation on the powers conferred on the City or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Redevelopment Area may be enforced by such owners.

VIII. DURATION OF THIS REDEVELOPMENT PLAN

The provision of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for forty-five (45) years after the date on which the original Plan was initially adopted, or March 5, 1986. This Plan and any amendments hereto will terminate forty-five (45) years after the date on which this Plan is adopted.

IX. PROCEDURE FOR AMENDMENT

This plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law.

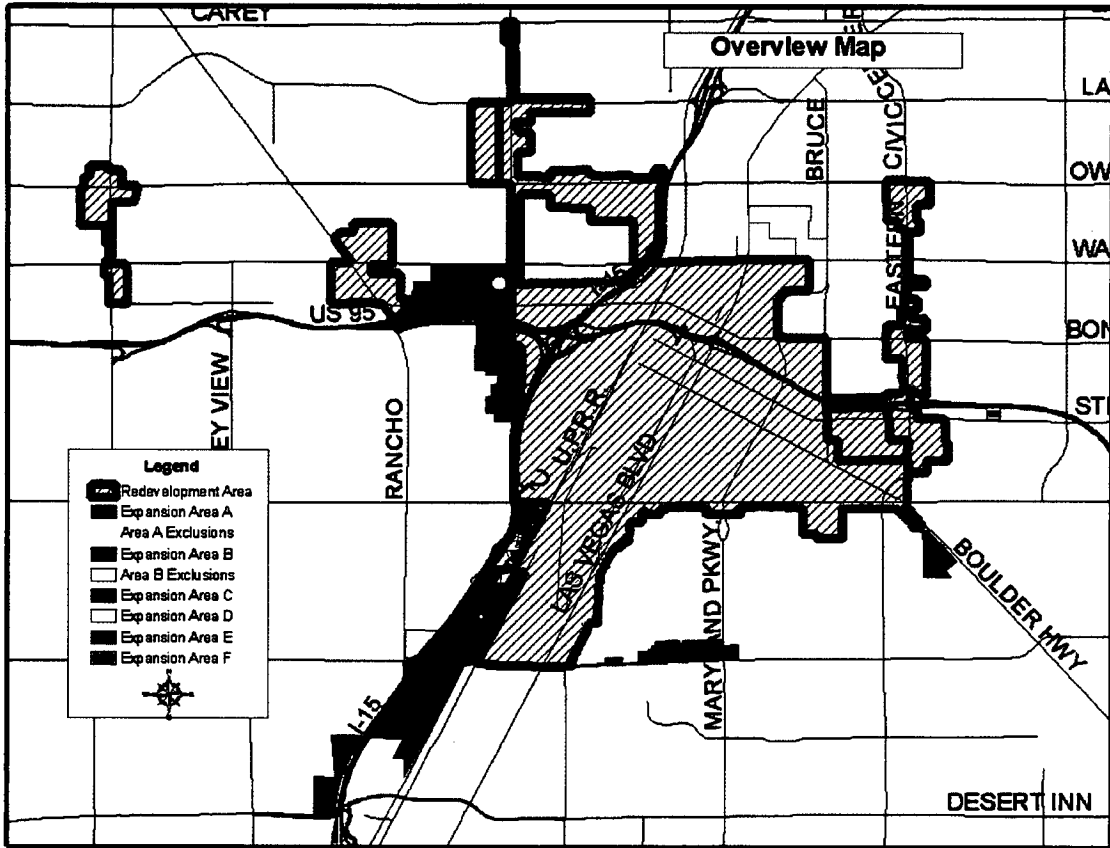
X. IMPLEMENTATION AGREEMENTS

The Agency and City may enter into any agreement(s) between them which they deem necessary to implement the provisions of this Plan. Such agreements shall relate only to the implementation of this Plan and shall not revise, change or modify any of the provisions, requirements or limitations of this Plan.

XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of the Redevelopment Area shall be determined to have been invalidly or incorrectly included in the Redevelopment Area that is the subject of this Plan, such portion of the Redevelopment Area shall be deemed severable from the remainder of the Redevelopment Area and the remainder of the Redevelopment Area shall remain fully subject to the provisions of this Plan.

EXHIBIT A REDEVELOPMENT AREA MAP



**EXHIBIT B
LEGAL DESCRIPTIONS OF THE REDEVELOPMENT AREA**

**A.P.N. 139-28, 139-29, 139-33
CITY OF LAS VEGAS AMENDED REDEVELOPMENT
EXPANSION AREA A / WASHINGTON AVENUE
TO ALTA DRIVE, I-15 TO RANCHO DRIVE**

Those portions of Section 28, Section 29, and Section 33, all in Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described below:

BEGINNING at the northwest corner of the Southwest Quarter (SW 1/4) of said Section 28, also being the centerline intersection of WASHINGTON AVENUE and TONOPAH DRIVE; thence east along the north line the Southwest Quarter (SW 1/4) of said Section 28 and east along the centerline of WASHINGTON AVENUE to the northeast corner of the Southwest Quarter (SW 1/4) of said Section 28 and to the west right-of-way line of MARTIN LUTHER KING BOULEVARD; thence south along the east line of the Southwest Quarter (SW 1/4) of said Section 28 and south along the westerly line of MARTIN LUTHER KING BOULEVARD to the southeast corner of the Southwest Quarter (SW 1/4) of said Section 28, also being the northwest corner of the Northeast Quarter (NE 1/4) of said Section 33, also being a point on the westerly projection of the centerline of MINERAL AVENUE; thence east along the north line of the Northeast Quarter (NE 1/4) of said Section 33 and east along the westerly projection of said MINERAL AVENUE centerline to the northerly projection of the west line of Parcel 1 as shown in File 36 of Parcel Maps, Page 81 of Clark County, Nevada Records; thence along the west line of said PARCEL 3 and the southerly projection thereof to the south line of PARCEL 1 as shown in File 60 of Parcel Maps, Page 68 of Clark County, Nevada Records; thence southwesterly along a straight line to the northeast corner of PARCEL 1 as described by that GRANT, BARGAIN, AND SALE DEED, recorded March 30, 1994 in Book 940330 as Instrument Number 02224; thence southerly along the east line of said Book 940330, Instrument Number 02224 parcel to the southwest corner of that parcel of land described by GRANT, BARGAIN, SALE DEED, recorded November 6, 1991 in Book 911106 as Instrument Number 00082; thence easterly along the south line of said Book 911106, Instrument Number 00082 parcel to the westerly right-of-way line of INTERSTATE FREEWAY 15 (I-15); thence southwesterly along said westerly right-of-way line to the north right-of-way line of BONNEVILLE AVENUE; thence westerly along the north

right-of-way line of said BONNEVILLE AVENUE to the north right-of-way line of ALTA DRIVE; thence along the north line of said ALTA DRIVE to the southeast corner of LOT 2 as shown in File 79 of Parcel Maps, Page 21 of Clark County, Nevada Records; thence northerly along the east line of said LOT 2 to the northeast corner thereof; thence westerly along the north line of said LOT 2 to the northwest corner of said LOT 2 and to the westerly line of said File 79 of Parcel Maps, Page 21; thence northerly, easterly, and northerly along said westerly line to the south line of the Parcel Map in File 46 of Parcel Maps, Page 99 of Clark County, Nevada Records; thence westerly along the south line of said File 46 of Parcel Maps, Page 99 to the centerline of SHADOW LANE; thence 200 feet northerly along said SHADOW LANE centerline; thence easterly 140 feet to the west line of said File 46 of Parcel Maps, Page 99; thence north along said west line to the centerline of MESQUITE AVENUE and to the southeast corner of TWIN LAKES VILLAGE UNIT No. 11 as filed in Book 9 of Plats, Page 51 of Clark County, Nevada Records; thence northerly along the easterly line of said TWIN LAKES VILLAGE UNIT No. 11 to the southerly right-of-way line of US-95; thence westerly along the southerly line of said US 95 to the northeasterly line of RANCHO DRIVE; thence northwesterly along the northeasterly line of said RANCHO DRIVE to the northerly line of said US-95; thence east along the northerly line of said US-95 to the southwest corner of BONANZA PARK as filed in Book 29 of Plats, Page 41 of Clark County, Nevada Records; thence north along the west line and the northerly projection thereof of said BONANZA PARK to the centerline of BONANZA ROAD; thence north along the southerly projection of the east line of that parcel of land described by DEED recorded June 2, 1998 in Book 980602 as Instrument Number 02304; thence north along said southerly projection and along the east line of said Book 980602, Instrument Number 02304 parcel to the northeast corner thereof; thence west along said north line to the east line of DIKE LANE; thence north along the east line of said DIKE LANE to the southwest corner of SUNSHINE VILLAGE as filed in Book 30 of Plats, Page 88 of Clark County, Nevada Records; thence counter-clockwise along the boundary of said SUNSHINE VILLAGE to the northeast corner of said SUNSHINE VILLAGE; thence north to the southwest corner of SLEEPY HOLLOW TOWNHOMES as filed in Book 52 of Plats, Page 62 of Clark County, Nevada Records; thence east along the south line and the easterly projection thereof, of said SLEEPY HOLLOW TOWNHOMES to the centerline of TONOPAH DRIVE; thence north along the centerline of TONOPAH DRIVE to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 11,027,780 square feet, or 253.163 acres, more or less.

This land description has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area. This land description shall not be used for any other purpose without the express approval of the Right-of-Way Section of Department of Public Works, City of Las Vegas.

A.P.N. 162 04, -08, -09
CITY OF LAS VEGAS, AMENDED REDEVELOPMENT AREA
EXPANSION AREA B / CHARLESTON BOULEVARD TO
DESERT INN ROAD EAST OF I-15 (REVISED 05/06)

Those portions of Section 4, Section 5, Section 8, and Section 9, Township 21 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being those proposed expansion of redevelopment area boundary bounded as follows:

BEGINNING at the centerline of CHARLESTON BOULEVARD intersected with the western right of way of UNION PACIFIC RAILROAD; thence southwesterly along said western right of way of UNION PACIFIC RAILROAD to the centerline of OAKY AVENUE; thence along the centerline of OAKY AVENUE easterly to the centerline of INDUSTRIAL ROAD; thence southwesterly along the centerline of INDUSTRIAL ROAD to the centerline of SAHARA AVENUE; thence westerly along the centerline of SAHARA AVENUE to the western right of way of UNION PACIFIC RAILROAD; thence southwesterly along said western right of way of UNION PACIFIC RAILROAD to the west line of the Southwest Quarter (SW 1/4) of said Section 9; thence northerly along said west line of said Southwest Quarter (SW 1/4) to the southeast corner of that certain parcel of land annexed to the City of Las Vegas by Ordinance 2174 recorded in Book 1437 as Instrument Number 1396507 of Clark County, Nevada Records; thence westerly along the south line of said annexed parcel to the centerline of HIGHLAND DRIVE; thence northeasterly along said centerline of HIGHLAND DRIVE to the most northerly corner of said annexed parcel; thence southeasterly along the northeasterly line of said annexed parcel to the west line of the Southwest Quarter (SW 1/4) of said Section 9; thence northerly along said west line to the common quarter corner of said Section 8 and said Section 9; thence westerly along the north line of the Southeast Quarter (SE 1/4) of said Section 8 to the west right of way of INTERSTATE HIGHWAY 15 (I-15); thence southwesterly along the west right of way of said I-15 to the centerline of DESERT INN ROAD; thence westerly along the centerline of DESERT INN ROAD to the point of intersection with the southerly projection of the west line of Lot 1 of Parcel Map in File 19, Page 45 of Clark County, Nevada Records; thence along said southerly projection, said west line and the northerly projection of west line of said Lot 1 to the centerline of SIRIUS AVENUE; thence easterly along the centerline of said SIRIUS AVENUE to the centerline of RIGEL AVENUE; thence northerly along the centerline of said RIGEL AVENUE to the north right of way of MEADE AVENUE, also being the southwest corner of that Parcel Map in File 61, Page 74 of Clark County, Nevada Records; thence along the west line of said Parcel Map 61, Page 74 to the south line of subdivision RICHFIELD VILLAGE UNIT NO. 4-A, recorded in Book 7 of Plats, Page 78 of Clark County, Nevada Records; thence easterly along said south line and the easterly projection to the west right of way of RANCHO

DRIVE; thence northeasterly along said west right of way and the northeasterly projection to the east line of the Northeast Quarter (NE 1/4) of said Section 8; thence northerly along said east line to the northeast corner of said Section 8, also being the southeast corner of said Section 5; thence northerly along the east line of the Southeast Quarter (SE 1/4) of said Section 5 to the south line of subdivision GLEN HEATHER ESTATES UNIT NO.3 as recorded in Book 6 of Plats, Page 77 of Clark County, Nevada Records; thence easterly along said south line to the west right of way of I-15; thence northeasterly along said west right of way to the center line of OAKLEY BOULEVARD; thence continuing northeasterly along the west right of way of I-15 and the east right of way of MARTIN LUTHER KING BOULEVARD to the south right of way of CHARLESTON BOULEVARD; thence at right angle to the centerline of CHARLESTON BOULEVARD; thence easterly along the centerline of CHARLESTON BOULEVARD to the POINT OF BEGINNING.

EXCEPT THEREFROM the following twenty-one (21) tax parcels are not a part of the Redevelopment Expansion Area "B": 162-04-404-006, 162-04-412-001, 162-04-503-001, 162-04-503-003, 162-04-503-004, 162-04-503-005, 162-04-503-006, 162-04-602-001, 162-04-602-002, 162-04-602-003, 162-04-604-001, 162-04-604-002, 162-04-605-003, 162-04-605-004, 162-04-605-006, 162-04-602-011, 162-04-602-010, 162-04-703-010, 162-08-604-001, 162-09-102-004, 162-09-201-001, having a total area of 1,417,576 square feet more or less.

The above-described parcel of land contains a net area of 14,979,145 square feet or 343.874 acres, more or less.

This legal description of land has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area only. This legal description of land should not be used for any other purpose, without the express approval of the Right-of-Way Section of the City of Las Vegas.

A.P.N.: 162-03-4, 03-8; 162-02-4
CITY OF LAS VEGAS, AMENDED REDEVELOPMENT
EXPANSION AREA C / NORTH OF SAHARA AVENUE,
BETWEEN PARADISE ROAD AND MARONEY AVENUE

Those portions of the South Half (S 1/2) of Section 3, and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Township 21 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada described as follows:

BEGINNING at a point on the southwest corner of Lot 46, Block 1 of the plat of PARADISE VILLAGE TRACT No. 1 in Book 3, Page 2 of Clark County, Nevada Records, also being a point on the north right-of-way line of SAHARA AVENUE; thence easterly along said north line of SAHARA AVENUE to the centerline of SANTA ROSA ROAD; thence northerly along said SANTA ROSA ROAD centerline to the centerline of SAN PABLO DRIVE; thence easterly along said SAN PABLO DRIVE centerline to the centerline of VAN PATTEN PLACE; thence southerly along said VAN PATTEN PLACE centerline to a point of the westerly projection of the north right-of-way line of SAHARA AVENUE; thence easterly along said north line of SAHARA AVENUE to the centerline of SIXTH STREET; thence northerly along said SIXTH STREET centerline to the intersection of the westerly projection of the south line of SAHARA COURTYARDS CONDOMINIUMS, as shown on Book 56 of Plats, Page 95 of Clark County, Nevada Records; thence along the south line and east line of said SAHARA COURTYARDS CONDOMINIUMS to the south line of TOWN AND COUNTRY ESTATES, as shown on Book 7 of Plats, Page 65 of Clark County, Nevada Records; thence easterly along said south line to the southeast corner of said TOWN AND COUNTRY ESTATES; thence North 87 deg.50'18" East 108.81 feet; thence South 00 deg.56'00" West 97.10 feet; thence South 89 deg.04'00" East 108.65 feet; thence North 00 deg.56'00" East 102.97 feet; thence North 87 deg.50'18" East to the northeast corner of Lot 3 as shown on Parcel Map in File 97, Page 79; thence along the east line of said Lot 3, South 00 deg.21'52" East to the northwest corner of Lot 2 as shown on Parcel Map in File 96, Page 88 all of Clark County, Nevada Records; thence easterly along the north line of said Lot 2 and the easterly projection to the intersection with the centerline of MARYLAND PARKWAY; thence southerly along said centerline to a point being the westerly projection of the centerline of SAN PEDRO STREET; thence easterly along said SAN PEDRO STREET centerline to a point being the northerly projection of the west line of Block 5 of the plat of FRANCISCO PARK as shown in Book 4, of Plats, Page 14 of Clark County, Nevada Records; thence southerly along said west line to the centerline of SAHARA AVENUE; thence westerly along said SAHARA AVENUE centerline to a point being the southerly projection of the west line of Lot 46, Block 1 of said plat of PARADISE VILLAGE TRACT No. 1; thence northerly along said west line, 40 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 2,289,710 square feet or 52.564 acres, more or less.

This legal description of land has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area only. This legal description of land should not be used for any other purpose, without the express approval of the Right-of-Way Section of Public Works, City of Las Vegas.

**A.P.N.139-26-102-001 THRU -007, -009
139-26-201-001, -004, -006, -010 THRU -015, -017, -018
CITY OF LAS VEGAS, AMENDED REDEVELOPMENT
EXPANSION AREA D / NORTH OF WASHINGTON AVENUE,
SOUTH OF FOREMASTER LANE, BETWEEN LAS VEGAS BOULEVARD
NORTH AND BRUCE STREET**

Those portions of the Northwest Quarter (NW 1/4) of Section 26, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada described as follows:

BEGINNING at the southeast corner of the Northwest Quarter (NW 1/4) of said Section 26, also being the centerline intersection of BRUCE STREET and WASHINGTON AVENUE; thence westerly along said WASHINGTON AVENUE centerline to a point of the southerly projection of the centerline of FANTASY LANE as shown on the Record of Survey for LION'S/FANTASY PARK in File 60 of Surveys, Page 51 of Clark County, Nevada Records; thence northerly along said FANTASY LANE centerline to a point of the easterly projection of the south property line as shown on the Record of Survey for BUNKER BROTHER'S MORTUARY, INC. in File 67, Page 87 of Clark County, Nevada Records; thence westerly along said south property line, 849.12 feet to the NEW PROPERTY LINE as shown in said Record of Survey; thence northerly along said NEW PROPERTY LINE to the centerline of SEARLES AVENUE; thence westerly along said SEARLES AVENUE centerline to the centerline of LAS VEGAS BOULEVARD NORTH; thence northerly along said LAS VEGAS BOULEVARD centerline to the centerline of FOREMASTER LANE; thence easterly along said FOREMASTER LANE centerline to a point of the northerly projection of the east property line as shown on the Record of Survey for K.V.B.C. T.V. 3 in File 42 of Surveys, Page 38 of Clark County, Nevada Records; thence southerly along said property line to the centerline of SEARLES AVENUE; thence westerly along said SEARLES AVENUE centerline to a point of the northerly projection of the west property line as described by CORPORATION GRANT DEED, recorded August 11, 1961 in Book 314 as Document Number 254186 of Clark County, Nevada Records; thence southerly along said west property line to the centerline of GRAGSON AVENUE; thence easterly along said GRAGSON AVENUE centerline to the centerline of BRUCE STREET; thence southerly along said BRUCE STREET centerline to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 2,700,809 square feet, or 62.002 acres, more or less.

This legal description of land has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area only. This legal description of land should not be used for any other purpose, without the express approval of the Right-of-Way Section of Public Works, City of Las Vegas.

A.P.N. 162-01-201-001, -002
REDEVELOPMENT EXPANSION AREA E / BOULDER
HIGHWAY, OAKY BOULEVARD, ATLANTIC STREET

That portion of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 1, Township 21 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

BEGINNING at the intersection of the north line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 1 with the west line of BOULDER HIGHWAY (200 feet wide); thence along said west line South 42 deg.27'00" East 1035.87 feet to the north corner of that certain parcel of land ARTHUR ROZEN conveyed to EXBER INC., by GRANT BARGAIN, SALE DEED recorded in Book 910531 as Instrument 01341 of Clark County, Nevada Records; thence South 47 deg.33'00" West at right angles to said west line 500.00 feet to the west corner of said EXBER parcel; thence southeasterly along the southwest line of said EXBER parcel South 42 deg.27'00" East 293.04 feet to the north line of OAKY BOULEVARD (80 feet wide); thence westerly along said north line South 89 deg.57'43" West 904.02 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 25.00 feet; thence northwesterly through a central angle of 89 deg.49'20" and an arc length of 39.19 feet to the east line of ATLANTIC STREET (60 feet wide); thence northerly along said east line North 00 deg.12'57" West 1291.02 feet to the north line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 1; thence continuing along the east line of said ATLANTIC STREET, North 00 deg.10'30" West 178.48 feet to a point; thence at right angles to the west line of said BOULDER HIGHWAY, North 47 deg.33'00" East 181.27 feet to said west line; thence along the west line of said BOULDER HIGHWAY, South 42 deg.27'00" East 404.01 feet to the POINT OF BEGINNING. The above-described parcel of land contains an area of 1,137,832 square feet or 26.121 acres, more or less.

This legal description of land has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area only. This legal description of land should not be used for any other purpose, without the express approval of the Right-of-Way Section of Public Works, City of Las Vegas.

Prepared by:
Brian Yu PLS
731 S. Fourth Street,
Public Works, City of Las Vegas,
Las Vegas, NV 89101

**A.P.N. 139-36-603-001 (020-600-001)
REDEVELOPMENT EXPANSION AREA F /
NORTH OF STEWART AVENUE BETWEEN
MOJAVE ROAD AND THIRTIETH STREET**

That portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, bounded as follows:

Bounded on the north by the south line of INTERSTATE ROUTE 515 (250 feet wide); bounded on the east by the west line of MOJAVE ROAD (125 feet wide); bounded on the south by the north line of STEWART AVENUE (100 feet wide); bounded on the west by the east line of THIRTIETH STREET (60 feet wide); bounded on the southwest by the arc of a curve, concave northeasterly having a radius of 20.00 feet, being tangent to the east line of said THIRTIETH STREET, and tangent to the north line of said STEWART AVENUE; and bounded on the southeast by the arc of a curve, concave northwesterly, having a radius of 55.00 feet, being tangent to the north line of said STEWART AVENUE and tangent to the west line of said MOJAVE ROAD.

The above-described parcel of land contains an area of 125,197 square feet or 2.874 acres, more or less.

This legal description of land has been prepared for the sole purpose of executing an amendment to the boundaries of the City of Las Vegas Redevelopment Area only. This legal description of land should not be used for any other purpose, without the express approval of the Right-of-Way Section of Public Works, City of Las Vegas.

**LEGAL DESCRIPTION OF DOWNTOWN REDEVELOPMENT AREA
(AS ADOPTED IN 1986, EXPANDED IN 1989 AND 1996)**

BEGINNING at the intersection of the centerline of Charleston Boulevard and the Westerly boundary of Interstate Highway I-15; thence Northerly along the Westerly boundary of Interstate Highway I-15 to a line that is 1284 feet North of the centerline of Alta Drive; thence Westerly along said line to a line that is 310 feet East of the Centerline of Highland Drive; thence Northerly along said line to the centerline of Mineral Avenue; thence Westerly along the centerline of Mineral Avenue to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to the centerline of McWilliams Avenue; thence Easterly along the centerline of McWilliams Avenue to the Westerly boundary of Interstate Highway I-15; thence Northeasterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue; thence Easterly along the centerline of Washington Avenue to the centerline of Sagman Street; thence Southerly along the centerline of Sagman Street to the centerline of Maryland Parkway; thence Westerly and Southerly along the centerline of Maryland Parkway to the centerline of Bonanza Road; thence Easterly along the centerline of Bonanza Road to the centerline of Bruce Street; thence Southerly along the centerline of Bruce Street to the centerline of Ogden Avenue; thence Easterly along the centerline of Ogden Avenue to the centerline of 18th Street; thence Southerly along the centerline of 18th Street to the centerline of Sunrise Avenue; thence Easterly along the centerline of Sunrise Avenue to the centerline of Eastern Avenue; thence Southerly along the centerline of Eastern Avenue and 25th Street to the Southwesterly boundary of Fremont Street (U.S. Highway Nos. 93 – 95 466); thence Southeasterly along the Southwesterly boundary of Fremont Street to the centerline of Atlantic Street; thence Southerly along the centerline of Atlantic Street to the centerline of Olive Street; thence Westerly along the centerline of Olive Street to the centerline of Russell Avenue; thence Northwesterly along the centerline of Russell Avenue to the centerline of Euclid Avenue; thence Northerly along the centerline of Euclid Avenue to a line that is 350 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 128 feet; thence Northerly a distance of 115 feet to a line that is 235 feet Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of Burnham Avenue; thence Southerly along the centerline of Burnham Avenue to a line that is 1214 feet South of the centerline of Charleston Boulevard; thence Westerly along said line to a line that is 580 feet East of the Easterly Boundary of HILLSIDE TERRACE (a recorded subdivision); thence Northerly along said line a distance of 130 feet to a line that is 1084 feet South of the centerline of Charleston Boulevard; thence Westerly along said line to the Easterly Boundary of said HILLSIDE TERRACE; thence Northerly along the Easterly boundary of HILLSIDE TERRACE and

CHARLESTON SQUARE TRACT No. 3 (a recorded subdivision) to the South line of Lot 2, Block 1 of the CHARLESTON SQUARE TRACT No. 3; thence Westerly along said South line of Lot 2 to the centerline of 17th Street; thence Northerly along the centerline of 17th Street to the centerline of the East – West alley in Block 1 of CHARLESTON square tract No. 4; thence Westerly along the centerline of said East – West alley to the centerline of the North – South alley in said Block 1; thence Northerly along the centerline of said North – South alley to the South line of Lot 1 of CHARLESTON SQUARE TRACT No. 2 (a recorded subdivision); thence Westerly along said South line of Lot 1 to the centerline of Hillside Place; thence Southerly along the centerline of Hillside Place to the centerline of the East – West alley in Block 1 of CHARLESTON SQUARE TRACT No. 1 (a recorded subdivision); thence Westerly along the centerline of said East – West alley to the centerline of Thelma Lane; thence Northwesterly along said centerline to the centerline of Chapman Drive; thence Northerly along the centerline of Chapman Drive to the South line of Lot 1, Block 2 of said CHARLESTON SQUARE TRACT No. 1; thence Westerly along said South line of Lot 1 to the West line of said Lot 1; thence Northerly along said West line of Lot 1 to the South line of Lot 1, Block 4 of HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED (a recorded subdivision); thence Westerly along said South line of Lot 1 to the centerline of 15th Street; thence Southerly along the centerline of 15th Street to the centerline of the East – West alley in Block 3 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Westerly along the centerline of said East - West alley to the centerline of the North – South alley in Block 25 of said HUNTRIDGE SUBDIVISION TRACT No. 3 AMENDED; thence Southerly along the centerline of said North – South Alley to the centerline of the most Southerly East – West alley in said Block 25; thence Westerly along the centerline of said East – West alley and the centerline of the East – West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED to the centerline of the North – South alley in said Block 24; thence Northerly along the centerline of said North –South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED; thence Westerly along said South line of Lot 1 and the North lines of Lots 17, 16, 15, 14, 13, 12, and 11, Block 2 of HUNTRIDGE SUBDIVISION TRACT No. 1 (a recorded subdivision) to the centerline of 10th Street; thence Northerly along the centerline of 10th Street to the South line of Lot, block of said HUNTRIDGE SUBDIVISION TRACT No. 1; thence Westerly along said South line of Lot 1 to the East line of Lot 1, Block 1 of VEGA VERDE ADD; thence South along said East line of Lot 1 to the South line of said Lot 1; thence Westerly along the south lines of Lot 1 and Lots, 2, 3, 4, 5, 6, 7, 8 and the Westerly prolongation thereof to the centerline of 8th Street; thence Southerly along the centerline of 8th Street to a line that is 235 feet South of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 200 feet; thence Southerly 190 feet to a line that is 425 feet South of the centerline of Charleston Boulevard; thence Westerly along said line a distance of 407 feet; thence Northerly 87 feet to a line that is 338 feet South of

the centerline of Charleston Boulevard; thence Westerly along said line a distance of 37 feet; thence Northerly a distance of 13 feet to a line that is 325 feet South of the centerline of Charleston Boulevard; thence Westerly along said line to the centerline of 6th Street; thence Southerly along the centerline of 6th Street to the centerline of Park Paseo; thence Westerly along the centerline of Park Paseo to the West Line of the Lot "J" of PARK PLACE ADDITION (a recorded subdivision); thence Southerly along said West line and along the West line of Block 2 of DESERT PARK No. 3 (a recorded subdivision) to the North line of PARADISE GROVE (a recorded subdivision); thence Westerly along said North line of PARADISE GROVE to the Westerly boundary of said PARADISE GROVE; thence Southwesterly and Southerly along said Westerly boundary of PARADISE GROVE to the centerline of Oakey Boulevard; thence Easterly along the centerline of Oakey Boulevard to the centerline of Santa Paula Drive to the centerline of St. Louis Street; thence Westerly along the centerline of said St. Louis Street to the North - South centerline of Block 19 of PARADISE VILLAGE TRACT No. 1 (a recorded subdivision); thence Southerly along said North - South centerline to the centerline of Sahara Avenue; thence Westerly along the centerline of Sahara Avenue to the centerline of Industrial Road; thence Northerly along the centerline of Industrial Road to the centerline of Wyoming Avenue; thence Westerly along the centerline of Wyoming Avenue to the Westerly right-of-way line of the Union Pacific Railroad; thence Northeasterly along said Westerly right-of-way line to the centerline of Charleston Boulevard; thence Westerly along the centerline of Charleston Boulevard to the POINT OF BEGINNING.

99:LGL.I

1-22-86

BILL NO. 2006-25

ORDINANCE NO. _____

1
2
3 AN ORDINANCE TO ADOPT AN AMENDED AND RESTATED REDEVELOPMENT PLAN,
4 WHICH INCLUDES ADDITIONAL PROPERTY WITHIN THE PLAN, AND TO PROVIDE FOR
5 OTHER RELATED MATTERS.

6
7 Sponsored by: Oscar B. Goodman, Mayor

Summary: Adopts an Amended and Restated
Redevelopment Plan, which includes additional
property within the Plan.

8 WHEREAS, the City Council approved and adopted a Redevelopment Plan (the
9 "Redevelopment Plan") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment
10 Area") by Ordinance No. 3218 on March 5, 1986, as well as a number of subsequent amendments
11 thereto; and

12 WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") has been
13 established as and authorized to be the official redevelopment agency to carry out in the City the
14 functions and requirements of the Community Redevelopment Law of the State of Nevada (NRS
15 279.382 et seq.) and to implement the Redevelopment Plan; and

16 WHEREAS, the Agency has proposed to amend the Redevelopment Plan by means of
17 an Amended and Restated Redevelopment Plan, which is attached hereto as Exhibit A and
18 incorporated herein by this reference; and

19 WHEREAS, the Amended and Restated Redevelopment Plan (the "Amended Plan")
20 will add areas to the existing Redevelopment Area; and

21 WHEREAS, the Agency submitted to the City's Planning Commission the proposed
22 Amended Plan, and the Planning Commission, by action taken on April 13, 2006, has recommended
23 the approval and adoption of the proposed Amended Plan; and

24 WHEREAS, the Agency and the City Council have held public hearings on March 15,
25 2006, and May 3, 2006, respectively, to consider adoption of the proposed Amended Plan; and

26 WHEREAS, notices of those hearings were duly published in the *Las Vegas Review*
27 *Journal*, a newspaper of general circulation in the City; and

28 WHEREAS, copies of the notice of hearing by the Agency and of the intent to include
additional areas were mailed by first-class mail to the last known owner of each parcel of land in the

1 areas proposed to be added (the "Expansion Areas"); and

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

6 WHEREAS, all actions required by law have been taken by all appropriate public
7 bodies.

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

10 SECTION 1: The purpose and intent of the City Council with respect to the
11 Redevelopment Area, both existing and Expansion Areas, is to accomplish the following:

12 (A) The elimination of environmental deficiencies and blight, which constitute
13 either social or economic liabilities or both and require redevelopment in the interests of the health,
14 safety and general welfare of the people, including, among others, small and/or irregular lots, obsolete
15 and aged building types, economic and social deficiencies, deteriorated public improvements,
16 inadequate parking facilities and inadequate utilization of land and public facilities;

17 (B) The assembly of land into parcels suitable for modern, integrated development
18 and allowing for improved pedestrian and vehicular circulation;

19 (C) The replanning, redesign and development of undeveloped areas which are
20 stagnant or improperly utilized;

21 (D) The strengthening of retail, office and other commercial and residential
22 functions in the Redevelopment Area;

23 (E) The strengthening and diversification of the economic base within the
24 Redevelopment Area and the community by the installation of needed site improvements to stimulate
25 new commercial expansion, employment and economic growth;

26 (F) The provision of adequate land for parking and open spaces;

27 (G) The establishment of financial mechanisms to assist in the upgrading and/or
28 redevelopment of properties in the Redevelopment Area;

1 (H) The provision of necessary public improvements to correct existing
2 deficiencies;

3 (I) The establishment and implementation of performance criteria to assure high
4 site design standards and environmental quality and other design elements;

5 (J) The minimization of conflict between pedestrian and automobile traffic and the
6 improvement of transportation efficiency;

7 (K) The orderly development of the Redevelopment Area;

8 (L) The rehabilitation and preservation of historically and architecturally
9 worthwhile structures and sites;

10 (M) The provision of an environment where a socially balanced community can
11 work and live by providing jobs and housing for persons of varying social, economic and ethnic
12 groups; and

13 (N) The upgrading of the quality of life in the Redevelopment Area.

14 SECTION 2: The City Council hereby finds and determines that:

15 (A) The Redevelopment Area, including the Expansion Areas, is a blighted area,
16 the redevelopment of which is necessary to effectuate the public purposes declared in the Community
17 Redevelopment Law. This finding is based upon the following conditions within the Redevelopment
18 Area, at least four of which characterize each of the Expansion Areas as more particularly set forth
19 in the report of the Agency to the City Council:

20 (1) The existence of buildings and structures, used or intended to be used
21 for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit
22 or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality,
23 juvenile delinquency or crime because of one or more of the following factors:

24 (a) Defective design and character of physical construction.

25 (b) Faulty arrangement of the interior and spacing of buildings.

26 (c) Inadequate provision for ventilation, light, sanitation, open
27 spaces and recreational facilities.

28 (d) Age, obsolescence, deterioration, dilapidation, mixed character

1 or shifting of uses.

2 (2) An economic dislocation, deterioration or disuse.

3 (3) The subdividing and sale of lots of irregular form and shape and
4 inadequate size for proper usefulness and development.

5 (4) The laying out of lots in disregard of the contours and other physical
6 characteristics of the ground and surrounding conditions.

7 (5) The existence of inadequate streets, open spaces and utilities.

8 (6) The existence of lots or other areas which may be submerged.

9 (7) Prevalence of depreciated values, impaired investments and social and
10 economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and
11 tax receipts are inadequate for the cost of public services rendered.

12 (8) A growing or total lack of proper utilization of some parts of the area,
13 resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for
14 contributing to the public health, safety and welfare.

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

18 (10) The environmental contamination of buildings or property.

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

28 (C) The Amended Plan is consistent with the General Plan of the City of Las Vegas,

1 as affirmed by the recommendation of the Planning Commission.

2 (D) The condemnation of real property, under the limited circumstances provided
3 for in the Amended Plan, is necessary to the execution of the Plan, and adequate provisions have been
4 made for payment for property to be acquired as provided by law. This finding is based upon the need
5 to ensure that the provisions of the Redevelopment Plan, as amended, will be carried out and to
6 prevent the recurrence of blight.

7 (E) Adequate permanent housing is or will be made available in the community for
8 displaced occupants of the Expansion Areas, at rents comparable to those in the community at the time
9 of displacement, if the Amended Plan results in the temporary or permanent displacement of any
10 occupants of housing in the Expansion Areas. This finding is based upon the fact that the Agency's
11 plan for relocation, provides for relocation assistance and benefits according to law and authorizes the
12 Agency to provide other assistance as determined to be appropriate under the circumstances.

13 (F) All noncontiguous areas of the Expansion Areas are either blighted or necessary
14 for effective redevelopment of the Redevelopment Area. This finding is based upon the fact that the
15 boundaries of the Expansion Areas were chosen to include lands that were underutilized because of
16 blighting influences, or affected by the existence of blighting influences and land uses significantly
17 contributing to the condition of blight, which inclusion is necessary to accomplish the objectives and
18 benefits of the Amended Plan.

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

24 (H) Adequate provisions have been made for the payment of the principal of and
25 interest on any bonds which may be issued by the Agency as provided in the Amended Plan. This
26 finding is based upon the fact that the Redevelopment Plan authorizes the allocation of taxes to the
27 Agency pursuant to NRS 279.676 ("tax increments") and pledges those tax increments to the
28 repayment of indebtedness incurred by the Agency to carry out projects in the Redevelopment Area.

1 Further, the Redevelopment Plan authorizes the Agency to obtain financial assistance from available
2 public or private sources, including the City, State of Nevada and federal government, interest income,
3 donations, loans from private financial institutions and/or the lease or sale of Agency-owned property,
4 in order to finance projects in the Redevelopment Area.

5 SECTION 3: The Redevelopment Plan for the Downtown Las Vegas Redevelopment
6 Area, as adopted by Ordinance No. 3218 and amended subsequently by various ordinances, is hereby
7 amended as set forth in the attached "Amended and Restated Redevelopment Plan," incorporated
8 herein and made a part hereof by this reference. As so amended, the Redevelopment Plan is hereby
9 incorporated by reference herein and designated as the official Redevelopment Plan for the Las Vegas
10 Redevelopment Area.

11 SECTION 4: The City Clerk is hereby directed to send a certified copy of this
12 Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the
13 Redevelopment Plan as amended by the Amended Plan.

14 SECTION 5: The City Clerk is hereby directed to record with the County Recorder
15 of Clark County a description of the land within the Expansion Areas and a statement that proceedings
16 for the redevelopment of the Expansion Areas have been instituted under the Community
17 Redevelopment Law.

18 SECTION 6: The City Clerk is hereby directed to transmit, within thirty days after
19 the approval and adoption of this Ordinance, a copy of the description and statement recorded pursuant
20 to Section 5 above, a copy of this Ordinance, and a map or plat indicating the boundaries of the
21 Redevelopment Area, including the Expansion Areas, to:

22 (A) The auditor and tax assessor of Clark County;

23 (B) The officer who performs the functions of auditor or assessor for any taxing
24 agency which, in levying or collecting its taxes, does not use the Clark County assessment roll or does
25 not collect its taxes through Clark County; and

26 (C) The governing body of each of the taxing agencies which levies taxes upon any
27 property in the Redevelopment Area, as amended.

28 SECTION 7: This Ordinance shall be in full force and effect the day after publication

1 pursuant to Section 8 hereof.

2 SECTION 8: The City Clerk is hereby ordered and directed to certify to the passage
3 of this Ordinance and to cause the same to be published by title, together with an adequate summary
4 including any amendments, once in the *Las Vegas Review Journal*, a newspaper of general circulation,
5 published and circulated in the City of Las Vegas, Nevada.

6 SECTION 9: If any section, subsection, subdivision, paragraph, sentence, clause or
7 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
8 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
9 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
10 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
11 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
12 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
13 invalid or ineffective.

14 SECTION 10: All ordinances or parts of ordinances or sections, subsections, phrases,
15 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
16 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

18 APPROVED:

19
20 By OSCAR B. GOODMAN, Mayor

21 ATTEST:

22 BARBARA JO RONEMUS, City Clerk

23 APPROVED AS TO FORM:

24 Val Steed 4-19-06
25 Date

26
27
28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

14

By _____
OSCAR B. GOODMAN, Mayor

15

ATTEST:

16

17

BARBARA JO RONEMUS, City Clerk

18

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AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK
4648978

2296311LV

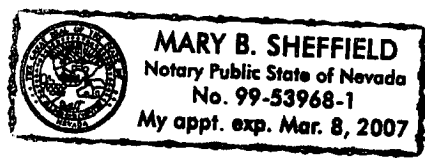
was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/06/2006 to 05/06/2006, on the following days: MAY 6, 2006

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 9

day of May 2006

Mary B. Sheffield
Notary Public



2006 MAY 12 A 11:36

RECEIVED
CITY CLERK

BILL NO. 2006-25
AN ORDINANCE TO ADOPT AN AMENDED AND RE-STATED REDEVELOPMENT PLAN, WHICH INCLUDES ADDITIONAL PROPERTY WITHIN THE PLAN, AND TO PROVIDE FOR OTHER RELATED MATTERS.
Sponsored by: Oscar B. Goodman, Mayor
Summary: Adopts an Amended and Restated Redevelopment Plan which includes additional property within the Plan.
At the City Council meeting of MAY 3, 2006
BILL NO. 2006-25 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: May 6, 2006
LV Review-Journal

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:

That she is the 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 attached for,

LV CITY CLERK
4674479

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/20/2006 to 05/20/2006, on the following days: MAY 20, 2006

Signed: _____

Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE _____

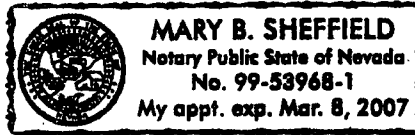
22

day of _____ 2006

May

Notary Public

Mary B. Sheffield



RECEIVED
CITY CLERK

2006 MAY 25 A 10:49

FIRST AMENDMENT
BILL NO. 2006-25
Ordinance No. 5830

AN ORDINANCE TO ADOPT AN AMENDED AND RE- STATED REDEVELOPMENT PLAN, WHICH INCLUDES ADDITIONAL PROPERTY WITHIN THE PLAN, AND TO PROVIDE FOR OTHER RE- LATED MATTERS.

Sponsored by: Oscar B. Goodman, Mayor
Summary: Adopts an Amended and Restated Redevelopment Plan, which includes additional property within the Plan.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of May 2006 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 17th day of May 2006, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, Weekly, Wolfson, Tarkanian and Ross
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.