

FIRST AMENDMENT

BILL NO. 88-1

ORDINANCE NO. 3339

AN ORDINANCE AMENDING ORDINANCE NO. 3218 OF THE CITY OF LAS VEGAS WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO INCLUDE PROPERTY BORDERING, GENERALLY, THE ORIGINAL REDEVELOPMENT AREA ON THE NORTHWEST; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Sponsored by: Summary: Amends Downtown Redevelopment Plan to expand Redevelopment Area.
Councilman Bob Nolen

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City," respectively, herein) has heretofore, on the 5th day of March, 1986, enacted Ordinance No. 3218 of the City which adopted and approved a redevelopment plan (the "Redevelopment Plan" herein) for the redevelopment of a portion of the downtown area of the City (the "Redevelopment Area" herein) by the City of Las Vegas Downtown Redevelopment Agency (the "Agency" herein); and

WHEREAS, the City Council has received from the Agency a proposal to amend the Redevelopment Plan to expand the Redevelopment Area (the "Amended Redevelopment Plan" herein), as the same was approved by the Agency following a public hearing thereon which was held by the Agency on the 17th day of December, 1987, due notice of such public hearing having been duly and regularly given by the publication thereof in the Las Vegas Sun, a newspaper of general circulation, printed and published within the City, at least ten days prior to the date of such public hearing, as evidenced by a copy of such notice and the affidavit of the publication thereof that are on file in the office of the City Clerk of the City (the "City Clerk" herein), 400 East Stewart Avenue, Las Vegas, Nevada; and

WHEREAS, a copy of the Amended Redevelopment Plan is on file in the office of the Agency at 400 East Stewart Avenue, Las Vegas, Nevada, and in the office of the City Clerk, together with

1 the report of the Agency which includes the reasons for expanding
2 the Redevelopment Area and a description of the physical, social
3 and economic conditions that exist within the areas that will be
4 added to the Redevelopment Area upon the approval by the City
5 Council of the Amended Redevelopment Plan (the "Added Area"
6 herein) and the report of the Planning Commission of the City
7 (the "Planning Commission" herein) with respect thereto; and

8 WHEREAS, the Planning Commission's report to the City
9 Council with respect to the Amended Redevelopment Plan recommends
10 the approval thereof and contains the Planning Commission's cer-
11 tification that the Amended Redevelopment Plan conforms to the
12 General Plan of the City; and

13 WHEREAS, a legal description of the boundaries of the
14 Redevelopment Area, as the same will be expanded upon the approv-
15 al by the City Council of the Amended Redevelopment Plan, is
16 attached to this Ordinance as Exhibit "A" and by this reference
17 is incorporated herein; and

18 WHEREAS, the City Council held a public hearing with
19 respect to the approval of the Amended Redevelopment Plan in the
20 City Council Chambers, City Hall Complex, 400 East Stewart Ave-
21 nue, Las Vegas, Nevada, on the 6th day of January, 1988, and,
22 after receiving some public comment with respect to the approval
23 of the Amended Redevelopment Plan, upon a motion duly made and
24 adopted during such public hearing, recessed the same until the
25 19th day of January, 1988, due notice of such public hearing
26 having been duly and regularly given by the publication thereof
27 in the Las Vegas Sun, a newspaper of general circulation, printed
28 and published within the City, at least ten days prior to the
29 date on which such public hearing was originally convened, as
30 evidenced by a copy of such notice and the affidavit of the
31 publication thereof that are on file in the office of the City
32 Clerk; and

1 WHEREAS, copies of such notice of public hearing were
2 mailed, by certified mail with return receipt requested, to each
3 last known owner of each parcel of land within that certain area
4 that includes both the area that forms the original Redevelopment
5 Area and the Added Area (collectively, the "Amended Redevelopment
6 Area" herein), as those owners and their respective addresses are
7 shown by the records of the Clark County Assessor; and

8 WHEREAS, each owner of land within the Amended Redeve-
9 lopment Area was sent a separate statement, attached to the
10 notice of public hearing, that his property may be subject to
11 acquisition by purchase or condemnation under the provisions of
12 the Amended Redevelopment Plan; and

13 WHEREAS, the Agency has prepared and submitted a program
14 for the relocation of persons and businesses who may be displaced
15 as a result of carrying out the Project in accordance with the
16 Amended Redevelopment Plan; and

17 WHEREAS, the City Council has general knowledge of the
18 conditions that exist within the Added Area and of the availabil-
19 ity of suitable housing within the City for the relocation of the
20 families and persons who may be displaced by any redevelopment
21 project that may be undertaken therein, and, in the light of such
22 knowledge of local housing conditions, has carefully considered
23 and reviewed such program for relocation; and

24 WHEREAS, the City Council has considered the report and
25 recommendations of the Agency, the report of the Planning Com-
26 mission, the Amended Redevelopment Plan and its economic feasi-
27 bility, the feasibility of the relocation program, has provided
28 an opportunity for all of the interested persons to be heard and
29 has received and considered all of the evidence and testimony
30 that has been presented for or against any and all aspects of the
31 Amended Redevelopment Plan;

32 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS

1 VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

2 SECTION 1: That the purpose and intent of the City
3 Council with respect to the Added Area is to accomplish the
4 following:

5 (A) The elimination of environmental deficiencies and
6 blight in the Added Area that constitute either social or econo-
7 mic liabilities, or both, and require redevelopment in the
8 interests of the health, safety and general welfare of the
9 people, including, among other deficiencies, small or irregular,
10 or both, lots, obsolete and aged building types, economic and
11 social deficiencies, deteriorated public improvements, inadequate
12 parking facilities and inadequate utilization of land and public
13 facilities;

14 (B) The assembly of land into parcels that are suitable
15 for modern, integrated development and allow improved pedestrian
16 and vehicular circulation in the Added Area;

17 (C) The replanning, redesign and development of unde-
18 veloped areas which are stagnant or improperly utilized;

19 (D) The strengthening of retail, office and other com-
20 mercial functions in the Added Area;

21 (E) The strengthening and diversification of the econo-
22 mic base of the Added Area and the community by the installation
23 of needed site improvements to stimulate new commercial expan-
24 sion, employment and economic growth;

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

27 (G) The establishment of financial mechanisms to assist
28 in the upgrading or the redevelopment, or both, of properties
29 within the Added Area;

30 (H) The provision of necessary public improvements to
31 correct existing deficiencies;

32 (I) The establishment and implementation of performance

1 criteria to assure high site design standards and environmental
2 quality and other design elements which provide unity and
3 integrity to the entire Added Area;

4 (J) The minimization of conflict between pedestrian and
5 automobile traffic, the improvement of transportation efficiency
6 and the encouragement of new concepts of transportation;

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

8 (L) The rehabilitation and preservation of historically
9 and architecturally worthwhile structures and sites where such
10 rehabilitation and preservation is feasible;

11 (M) The provision of an environment in which a socially
12 balanced community can work and live by providing jobs and
13 housing for persons who are in varying social, economic and eth-
14 nic groups; and

15 (N) The upgrading of the quality of life in the Added
16 Area.

17 SECTION 2: The City Council hereby finds and deter-
18 mines that:

19 (A) The Added Area is a blighted area, the redevelop-
20 ment of which is necessary to effectuate the public purposes
21 declared in the Nevada Community Redevelopment Law. This finding
22 is based upon the following conditions which characterize the
23 Added Area:

24 (1) The existence of substandard and deteriorating
25 buildings and structures due to age, obsolescence and the
26 shifting of uses;

27 (2) The existence of: Properties which suffer from
28 deterioration and disuse because of aging, deteriorating and
29 substandard public improvements, facilities, utilities and
30 open spaces, including without limitation inadequate and
31 insufficient traffic circulation, parking, drainage, side-
32 walks, curbs and gutters, street lights and water distribu-

1 tion and sewage collection systems; and lots (parcels) of
2 irregular form and shape, and of inadequate size, for proper
3 usefulness and development;

4 (3) The existence of properties which suffer from
5 economic dislocation, deterioration and disuse that has
6 resulted from faulty planning;

7 (4) A lack of proper utilization of property,
8 resulting in a stagnant and unproductive condition of land
9 that is potentially useful and valuable; and

10 (5) A prevalence of economic maladjustment, as
11 evidenced by the stagnation of, or decline in, retail sales,
12 thereby reducing the tax revenue that would otherwise be
13 available to pay for public services to the Added Area.

14 It is further found and determined that such conditions
15 are causing and will increasingly cause a reduction and lack of
16 proper utilization of the land within the Added Area to such an
17 extent that the Added Area constitutes a serious physical, social
18 and economic burden on the City which cannot reasonably be
19 expected to be reversed or alleviated by private enterprise
20 acting alone, and therefore the Added Area requires redevelopment
21 in the interest of the health, safety and general welfare of the
22 people of the City and the State. This finding is based upon the
23 fact that the governmental action that is available to the City
24 without redevelopment would be insufficient to cause any signifi-
25 cant correction of the blighting conditions, and that the nature
26 and costs of the public actions that will be required to correct
27 the blighting conditions are beyond the capacity of the City and
28 cannot be undertaken or borne by private enterprise, either
29 acting alone or in concert with such governmental action as is
30 available.

31 (B) The Amended Redevelopment Plan will permit the
32 redevelopment of the Added Area in conformance with the Community

1 Redevelopment Law and is in the interests of the peace, health,
2 safety and welfare of the community. This finding is based upon
3 the fact that redevelopment of the Added Area will implement the
4 objectives of the Community Redevelopment Law by aiding in the
5 elimination and correction of the conditions of blight, providing
6 for the planning, development, redesign, clearance, reconstruc-
7 tion or rehabilitation, or any combination thereof, of the prop-
8 erties which need improvement and providing for the higher econo-
9 mic utilization of potentially useful land.

10 (C) The Amended Redevelopment Plan conforms to the
11 General Plan of the City. This finding is based upon the finding
12 by the Planning Commission to the same effect.

13 (D) The implementation of the Amended Redevelopment
14 Plan will promote the public peace, health, safety and welfare of
15 the City and will effectuate the purposes and policies of the
16 Community Redevelopment Law. This finding is based upon the fact
17 that redevelopment will benefit the Added Area by correcting con-
18 ditions of blight and by coordinating public and private actions
19 in order to stimulate development and improve the economic,
20 social and physical conditions within the Added Area.

21 (E) The condemnation of real property, as the same is
22 provided for in the Amended Redevelopment Plan, is necessary for
23 the implementation thereof, and adequate provision has been made
24 therein for the payment for property to be acquired as provided
25 by law. This finding is based upon the need to ensure that the
26 provisions of the Amended Redevelopment Plan will be implemented
27 and to prevent the recurrence of blight in the Added Area.

28 (F) Adequate permanent housing is or will be made
29 available in the community for displaced occupants of the Added
30 Area at rents that are comparable to those in the community at
31 the time of such displacement, and the Agency has a feasible
32 method and plan for the relocation of the families and persons

1 who might be displaced, temporarily or permanently, from housing
2 facilities in the Added Area. This finding is based upon the
3 general housing conditions that exist in the City and the fact
4 that the Amended Redevelopment Plan provides for relocation
5 assistance according to law.

6 (G) The inclusion in the Added Area of any land,
7 building or improvement which is not detrimental to the public
8 health, safety or welfare is necessary for the effective redeve-
9 lopment of the entire Added Area of which it is a part. This
10 finding is based upon the fact that the boundaries of the Added
11 Area were chosen as a unified and consistent whole to include
12 lands that were underutilized because of blighting influences and
13 land uses that significantly contribute to the conditions of
14 blight, whose inclusion is necessary in order to accomplish the
15 objectives and benefits of the Amended Redevelopment Plan.

16 (H) Adequate provision has been made for the payment of
17 the principal of and interest on any bonds which may be issued by
18 the Agency, as the same is provided for in the Amended Redevelop-
19 ment Plan. This finding is based upon the provisions of the
20 Amended Redevelopment Plan that authorize the division of taxes
21 pursuant to NRS 279.676 and the other provisions of the Amended
22 Redevelopment Plan that pertain to the repayment of the indebted-
23 ness of the Agency.

24 (I) The Amended Redevelopment Plan contains adequate
25 safeguards that the work of redevelopment will be carried out
26 pursuant to the Amended Redevelopment Plan, and it provides for
27 the retention of such controls and the establishment of such
28 restrictions and covenants that will run with any land that is
29 sold or leased for private use, for the periods of time and under
30 the conditions that are specified in the Amended Redevelopment
31 Plan, as the City Council deems are necessary in order to effec-
32 tuate the purposes of the Community Redevelopment Law.

1 SECTION 3: All of the written objections to the
2 Amended Redevelopment Plan that were filed with the City Clerk
3 before the hour that was set for the public hearing and all of
4 the oral and written objections that were presented to the City
5 Council at the public hearing having been considered are hereby
6 overruled.

7 SECTION 4: That certain document that is entitled
8 "Amended Redevelopment Plan for the Downtown Las Vegas Redevelop-
9 ment Area," together with the maps that are contained therein and
10 such other reports as are incorporated therein by reference, a
11 copy of all of which is on file in the office of the City Clerk,
12 having been duly reviewed and considered by the City Council, is
13 hereby incorporated into this Ordinance and by this reference is
14 made a part hereof and, as it is so incorporated, is hereby
15 designated, approved and adopted as the official "Amended
16 Redevelopment Plan for the Downtown Las Vegas Redevelopment
17 Area."

18 SECTION 5: In order to implement and facilitate the
19 implementation of the Amended Redevelopment Plan that is hereby
20 approved and adopted, the City Council hereby:

21 (A) Pledges its cooperation in helping to implement the
22 Amended Redevelopment Plan;

23 (B) Requests the various officials, departments, boards
24 and agencies of the City that have administrative responsibili-
25 ties in the Amended Redevelopment Area likewise to cooperate in
26 implementing the Amended Redevelopment Plan and to exercise their
27 respective functions and powers in a manner that is consistent
28 with the implementation of the amended Redevelopment Plan; and

29 (C) Declares its intention to undertake and complete
30 any proceeding that may be necessary to be carried out by the
31 City under the provisions of the Amended Redevelopment Plan.

32 SECTION 6; The City Clerk is hereby directed to send

1 a certified copy of this Ordinance to the Agency, whereupon the
2 Agency is vested with the responsibility for implementing the
3 Amended Redevelopment Plan.

4 SECTION 7: The City Clerk is hereby directed to
5 record with the County Recorder of Clark County a description of
6 the land within the Amended Redevelopment Area and a statement to
7 the effect that proceedings for the redevelopment of the Amended
8 Redevelopment Area have been instituted pursuant to the Community
9 Redevelopment Law.

10 SECTION 8: The City Clerk is hereby directed to
11 transmit, within thirty days after the adoption of this Ordinance,
12 copies of the description and the statement that are
13 recorded by the City Clerk pursuant to Section 7 of this Ordinance,
14 a copy of this Ordinance and a map or plat that indicates
15 the boundaries of the Amended Redevelopment Area, to the Clark
16 County Auditor and Clark County Assessor and a copy of each of
17 the same to the officer who performs the functions of auditor or
18 assessor for each taxing agency that, in levying or collecting
19 its taxes, does not use the Clark County assessment roll or does
20 not collect its taxes through Clark County and to the governing
21 body of each taxing agency that levies taxes upon any property
22 within the Amended Redevelopment Area.

23 SECTION 9: The Director of the Department of Community
24 Planning and Development is hereby directed, upon the
25 adoption of this Ordinance, to advise each applicant for a permit
26 for the construction of a building or other improvement within
27 the Amended Redevelopment Area that the site for which such permit
28 is sought is within a redevelopment area.

29 SECTION 10: If any part of this Ordinance or of the
30 Amended Redevelopment Plan which it approves and adopts is held
31 to be invalid for any reason, such decision shall not affect the
32 validity of the remaining portions of this Ordinance or of the

1 Amended Redevelopment Plan, and the City Council hereby declares
2 that it would have passed the remainder of this Ordinance or
3 approved and adopted the remainder of the Amended Redevelopment
4 Plan if such invalid portion thereof had been deleted.

5 PASSED, ADOPTED and APPROVED this 3rd day of February,
6 1988.

7 CITY OF LAS VEGAS

8
9 By 
RON LURIE, Mayor

10 ATTEST:

11 
12 KATHLEEN M. TIGHE, City Clerk

*Approved
2-9-88
CVS*

13 The above and foregoing ordinance was first proposed and
14 read by title to the City Council on the 6th day of January,
15 1988, and referred to the following committee composed of

16 Councilmen Nolen and Miller

17 for recommendation; thereafter the said committee reported
18 favorably on said ordinance on the 3rd day of February, 1988,
19 which was a regular meeting of said Council; that at said
20 regular meeting, the proposed ordinance was read by
21 title to the City Council as amended and adopted by the following
22 vote:

23 VOTING "AYE": Councilmen Adamsen, Bunker, Miller, Nolen and Mayor Lurie

24 VOTING "NAY": NONE

25 ABSENT: NONE

26 APPROVED:

27
28 By 
RON LURIE, MAYOR

29 ATTEST:

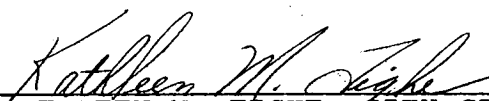
30 
31 KATHLEEN M. TIGHE, CITY CLERK
32

EXHIBIT A

LEGAL DESCRIPTION OF DOWNTOWN REDEVELOPMENT AREA (Revised)

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 Northerly of the centerline of Alta Drive; thence Westerly along said line to a line that is 310 feet Easterly 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 Owens Avenue; thence Westerly along the centerline of Owens Avenue to a line that is 390 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Lake Mead Boulevard; thence Easterly along the centerline of Lake Mead Boulevard to the centerline of Highland Drive; thence Northerly along the centerline of Highland Drive to a line that is 631 feet Southerly of the centerline of Carey Avenue; thence Westerly along said line to a line that is 197 feet Westerly of the centerline of Highland Drive; thence Northerly along said line to the centerline of Carey Avenue; thence Easterly along the centerline of Carey Avenue to a line that is 510 feet Westerly of the centerline of Lexington Street; thence Southerly along said line to a line that is 165 feet Southerly of the centerline of Hart Avenue; thence Easterly along said line to the centerline of H Street; thence Southerly along the centerline of H Street to a line that is 331 feet Southerly of the centerline of Lake Mead Boulevard; thence Westerly along said line to the centerline of Lexington Street; thence Southerly along the centerline of Lexington Street to the North line of CARVER MANOR (a recorded subdivision); thence Westerly along the North line of CARVER MANOR to the centerline of Highland Drive; thence Southerly along the centerline of Highland Drive to the South line of Jimmy Avenue; thence Easterly along the South line of Jimmy Avenue to the West line of Block 2 of CARVER MANOR; thence Southerly along the West line of said Block 2 to the South line of CARVER MANOR; thence Easterly along the South line of CARVER MANOR to the centerline of Lexington Street; thence Southerly along the centerline of Lexington Street to the North line of HIGHLAND SQUARE (a recorded subdivision); thence Westerly along the North line of HIGHLAND SQUARE to the West line of Block 1 of HIGHLAND SQUARE; thence Southerly along the West line of Blocks 1 and 5 of HIGHLAND SQUARE to the South line of said Block 5; thence Easterly along the South line of Blocks 5 and 3 of HIGHLAND SQUARE to the centerline of J Street; thence Northerly along the centerline of J Street to a line that is 400 feet Northerly of the centerline of Owens Avenue, said line being the Westerly prolongation of a line that is parallel with and 20 feet Northerly from the Northerly boundary of that certain parcel of land shown by File 41 of Parcel Maps, Page 60 of Clark County, Nevada Records; thence Easterly along said line to the centerline of H Street; thence Southerly along the centerline of H Street to a line that is 255 feet Northerly of the centerline of Owens Avenue; thence Easterly along said line to the West line of Block 6 of BERKLEY SQUARE (a recorded subdivision); thence Southerly along said West line of Block 6 to the South line of Block 6; then Easterly along the South line of Blocks 6 and 1 of BERKLEY SQUARE to the centerline of D Street; thence Southerly along the centerline of D Street to a line that is 125 feet Northerly of the centerline of Owens Avenue; thence Easterly along said line a distance of 768.7 feet to a line that is 466.7 feet Westerly of the North-South centerline of Section 22, Township 20 South, Range 61 East, M.D.M.; thence Northerly along said line to a line that is 442 feet Northerly of the centerline of Owens Avenue; thence

Easterly along said line to the Westerly boundary of Interstate Highway I-15; thence Southerly and Southwesterly along the Westerly boundary of Interstate Highway I-15 to the centerline of Washington Avenue; thence Westerly along the centerline of Washington Avenue to the centerline of D Street; thence Northerly along the centerline of D Street to the centerline of Monroe Avenue; thence Westerly along the centerline of Monroe Avenue to the centerline of H Street; thence Northerly along the centerline of H Street to a line that is 450 feet Northerly of the centerline of Monroe Avenue; thence Westerly along said line to the centerline of J Street; thence Northerly along the centerline of J Street to the centerline of Gold Avenue; thence Westerly along the centerline of Gold Avenue to the centerline of N Street; thence Southerly along the centerline of N Street 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 Southerly of the centerline of Charleston Boulevard; thence Westerly along said line to a line that is 580 feet Easterly 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 Southerly 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 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 (a recorded subdivision); 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 the centerline of Thelma Lane 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 (a recorded subdivision) 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 1, Block 1 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 (a recorded subdivision); thence South along said East line of Lot 1 to the South line of said Lot 1; thence Westerly along the South lines of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of said Block 1 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 Southerly 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 Southerly 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 Southerly 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 Southerly 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; thence Southerly along 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.

BILL NO. 88-1

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3218 OF THE CITY OF LAS VEGAS WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO INCLUDE PROPERTY BORDERING, GENERALLY, THE ORIGINAL REDEVELOPMENT AREA ON THE NORTHEAST; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

Sponsored by: Summary: Amends Downtown Redevelopment Plan to expand Redevelopment Area.
Councilman Bob Nolen

WHEREAS, the City Council of the City of Las Vegas (the "City Council" and the "City," respectively, herein) has heretofore, on the 5th day of March, 1986, enacted Ordinance No. 3218 of the City which adopted and approved a redevelopment plan (the "Redevelopment Plan" herein) for the redevelopment of a portion of the downtown area of the City (the "Redevelopment Area" herein) by the City of Las Vegas Downtown Redevelopment Agency (the "Agency" herein); and

WHEREAS, the City Council has received from the Agency a proposal to amend the Redevelopment Plan to expand the Redevelopment Area (the "Amended Redevelopment Plan" herein), as the same was approved by the Agency following a public hearing thereon which was held by the Agency on the 17th day of December, 1987, due notice of such public hearing having been duly and regularly given by the publication thereof in the Las Vegas Review Journal, a newspaper of general circulation, printed and published within the City, at least ten days prior to the date of such public hearing, as evidenced by a copy of such notice and the affidavit of the publication thereof that are on file in the office of the City Clerk of the City (the "City Clerk" herein), 400 East Stewart Avenue, Las Vegas, Nevada; and

WHEREAS, a copy of the Amended Redevelopment Plan is on file in the office of the Agency at 400 East Stewart Avenue, Las Vegas, Nevada, and in the office of the City Clerk, together with the report of the Agency which includes the reasons for expanding

1 the Redevelopment Area and a description of the physical, social
2 and economic conditions that exist within the areas that will be
3 added to the Redevelopment Area upon the approval by the City
4 Council of the Amended Redevelopment Plan (the "Added Area"
5 herein) and the report of the Planning Commission of the City
6 (the "Planning Commission" herein) with respect thereto; and

7 WHEREAS, the Planning Commission's report to the City
8 Council with respect to the Amended Redevelopment Plan recommends
9 the approval thereof and contains the Planning Commission's cer-
10 tification that the Amended Redevelopment Plan conforms to the
11 General Plan of the City; and

12 WHEREAS, a legal description of the boundaries of the
13 Redevelopment Area, as the same will be expanded upon the approv-
14 al by the City Council of the Amended Redevelopment Plan, is
15 attached to this Ordinance as Exhibit "A" and by this reference
16 is incorporated herein; and

17 WHEREAS, the City Council held a public hearing with
18 respect to the approval of the Amended Redevelopment Plan in the
19 City Council Chambers, City Hall Complex, 400 East Stewart Ave-
20 nue, Las Vegas, Nevada, on the 6th day of January, 1988, due
21 notice of such public hearing having been duly and regularly
22 given by the publication thereof in the Las Vegas Review Journal,
23 a newspaper of general circulation, printed and published within
24 the City, once a week for four successive weeks prior to the date
25 of such hearing, as evidenced by a copy of such notice and the
26 affidavit of the publication thereof that are on file in the
27 office of the City Clerk; and

28 WHEREAS, copies of such notice of public hearing were
29 mailed, by certified mail with return receipt requested, to each
30 last known owner of each parcel of land within that certain area
31 that includes both the area that forms the original Redevelopment
32 Area and the Added Area (collectively, the "Amended Redevelopment

1 Area" herein), as those owners and their respective addresses are
2 shown by the records of the Clark County Assessor; and

3 WHEREAS, each owner of land within the Amended Redeve-
4 lopment Area was sent a separate statement, attached to the
5 notice of public hearing, that his property may be subject to
6 acquisition by purchase or condemnation under the provisions of
7 the Amended Redevelopment Plan; and

8 WHEREAS, the Agency has prepared and submitted a program
9 for the relocation of persons and businesses who may be displaced
10 as a result of carrying out the Project in accordance with the
11 Amended Redevelopment Plan; and

12 WHEREAS, the City Council has general knowledge of the
13 conditions that exist within the Added Area and of the availabil-
14 ity of suitable housing within the City for the relocation of the
15 families and persons who may be displaced by any redevelopment
16 project that may be undertaken therein, and, in the light of such
17 knowledge of local housing conditions, has carefully considered
18 and reviewed such program for relocation; and

19 WHEREAS, the City Council has considered the report and
20 recommendations of the Agency, the report of the Planning Com-
21 mission, the Amended Redevelopment Plan and its economic feasi-
22 bility, the feasibility of the relocation program, has provided
23 an opportunity for all of the interested persons to be heard and
24 has received and considered all of the evidence and testimony
25 that has been presented for or against any and all aspects of the
26 Amended Redevelopment Plan;

27 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAS
28 VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

29 SECTION 1: That the purpose and intent of the City
30 Council with respect to the Added Area is to accomplish the
31 following:

32 (A) The elimination of environmental deficiencies and

1 blight in the Added Area that constitute either social or econo-
2 mic liabilities, or both, and require redevelopment in the
3 interests of the health, safety and general welfare of the
4 people, including, among other deficiencies, small or irregular,
5 or both, lots, obsolete and aged building types, economic and
6 social deficiencies, deteriorated public improvements, inadequate
7 parking facilities and inadequate utilization of land and public
8 facilities;

9 (B) The assembly of land into parcels that are suitable
10 for modern, integrated development and allow improved pedestrian
11 and vehicular circulation in the Added Area;

12 (C) The replanning, redesign and development of unde-
13 veloped areas which are stagnant or improperly utilized;

14 (D) The strengthening of retail, office and other com-
15 mercial functions in the Added Area;

16 (E) The strengthening and diversification of the econo-
17 mic base of the Added Area and the community by the installation
18 of needed site improvements to stimulate new commercial expan-
19 sion, employment and economic growth;

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

22 (G) The establishment of financial mechanisms to assist
23 in the upgrading or the redevelopment, or both, of properties
24 within the Added Area;

25 (H) The provision of necessary public improvements to
26 correct existing deficiencies;

27 (I) The establishment and implementation of performance
28 criteria to assure high site design standards and environmental
29 quality and other design elements which provide unity and
30 integrity to the entire Added Area;

31 (J) The minimization of conflict between pedestrian and
32 automobile traffic, the improvement of transportation efficiency

1 and the encouragement of new concepts of transportation;

2 (K) The orderly development of the Added Area;

3 (L) The rehabilitation and preservation of historically
4 and architecturally worthwhile structures and sites where such
5 rehabilitation and preservation is feasible;

6 (M) The provision of an environment in which a socially
7 balanced community can work and live by providing jobs and
8 housing for persons who are in varying social, economic and eth-
9 nic groups; and

10 (N) The upgrading of the quality of life in the Added
11 Area.

12 SECTION 2: The City Council hereby finds and deter-
13 mines that:

14 (A) The Added Area is a blighted area, the redevelop-
15 ment of which is necessary to effectuate the public purposes
16 declared in the Nevada Community Redevelopment Law. This finding
17 is based upon the following conditions which characterize the
18 Added Area:

19 (1) The existence of substandard and deteriorating
20 buildings and structures due to age, obsolescence and the
21 shifting of uses;

22 (2) The existence of: Properties which suffer from
23 deterioration and disuse because of aging, deteriorating and
24 substandard public improvements, facilities, utilities and
25 open spaces, including without limitation inadequate and
26 insufficient traffic circulation, parking, drainage, side-
27 walks, curbs and gutters, street lights and water distribu-
28 tion and sewage collection systems; and lots (parcels) of
29 irregular form and shape, and of inadequate size, for proper
30 usefulness and development;

31 (3) The existence of properties which suffer from
32 economic dislocation, deterioration and disuse that has

1 resulted from faulty planning;

2 (4) A lack of proper utilization of property,
3 resulting in a stagnant and unproductive condition of land
4 that is potentially useful and valuable; and

5 (5) A prevalence of economic maladjustment, as
6 evidenced by the stagnation of, or decline in, retail sales,
7 thereby reducing the tax revenue that would otherwise be
8 available to pay for public services to the Added Area.

9 It is further found and determined that such conditions
10 are causing and will increasingly cause a reduction and lack of
11 proper utilization of the land within the Added Area to such an
12 extent that the Added Area constitutes a serious physical, social
13 and economic burden on the City which cannot reasonably be
14 expected to be reversed or alleviated by private enterprise
15 acting alone, and therefore the Added Area requires redevelopment
16 in the interest of the health, safety and general welfare of the
17 people of the City and the State. This finding is based upon the
18 fact that the governmental action that is available to the City
19 without redevelopment would be insufficient to cause any signifi-
20 cant correction of the blighting conditions, and that the nature
21 and costs of the public actions that will be required to correct
22 the blighting conditions are beyond the capacity of the City and
23 cannot be undertaken or borne by private enterprise, either
24 acting alone or in concert with such governmental action as is
25 available.

26 (B) The Amended Redevelopment Plan will permit the
27 redevelopment of the Added Area in conformance with the Community
28 Redevelopment Law and is in the interests of the peace, health,
29 safety and welfare of the community. This finding is based upon
30 the fact that redevelopment of the Added Area will implement the
31 objectives of the Community Redevelopment Law by aiding in the
32 elimination and correction of the conditions of blight, providing

1 for the planning, development, redesign, clearance, reconstruc-
2 tion or rehabilitation, or any combination thereof, of the prop-
3 erties which need improvement and providing for the higher econo-
4 mic utilization of potentially useful land.

5 (C) The Amended Redevelopment Plan conforms to the
6 General Plan of the City. This finding is based upon the finding
7 by the Planning Commission to the same effect.

8 (D) The implementation of the Amended Redevelopment
9 Plan will promote the public peace, health, safety and welfare of
10 the City and will effectuate the purposes and policies of the
11 Community Redevelopment Law. This finding is based upon the fact
12 that redevelopment will benefit the Added Area by correcting con-
13 ditions of blight and by coordinating public and private actions
14 in order to stimulate development and improve the economic,
15 social and physical conditions within the Added Area.

16 (E) The condemnation of real property, as the same is
17 provided for in the Amended Redevelopment Plan, is necessary for
18 the implementation thereof, and adequate provision has been made
19 therein for the payment for property to be acquired as provided
20 by law. This finding is based upon the need to ensure that the
21 provisions of the Amended Redevelopment Plan will be implemented
22 and to prevent the recurrence of blight in the Added Area.

23 (F) Adequate permanent housing is or will be made
24 available in the community for displaced occupants of the Added
25 Area at rents that are comparable to those in the community at
26 the time of such displacement, and the Agency has a feasible
27 method and plan for the relocation of the families and persons
28 who might be displaced, temporarily or permanently, from housing
29 facilities in the Added Area. This finding is based upon the
30 general housing conditions that exist in the City and the fact
31 that the Amended Redevelopment Plan provides for relocation
32 assistance according to law.

1 (G) The inclusion in the Added Area of any land,
2 building or improvement which is not detrimental to the public
3 health, safety or welfare is necessary for the effective redeve-
4 lopment of the entire Added Area of which it is a part. This
5 finding is based upon the fact that the boundaries of the Added
6 Area were chosen as a unified and consistent whole to include
7 lands that were underutilized because of blighting influences and
8 land uses that significantly contribute to the conditions of
9 blight, whose inclusion is necessary in order to accomplish the
10 objectives and benefits of the Amended Redevelopment Plan.

11 (H) Adequate provision has been made for the payment of
12 the principal of and interest on any bonds which may be issued by
13 the Agency, as the same is provided for in the Amended Redevelop-
14 ment Plan. This finding is based upon the provisions of the
15 Amended Redevelopment Plan that authorize the division of taxes
16 pursuant to NRS 279.676 and the other provisions of the Amended
17 Redevelopment Plan that pertain to the repayment of the indebted-
18 ness of the Agency.

19 (I) The Amended Redevelopment Plan contains adequate
20 safeguards that the work of redevelopment will be carried out
21 pursuant to the Amended Redevelopment Plan, and it provides for
22 the retention of such controls and the establishment of such
23 restrictions and covenants that will run with any land that is
24 sold or leased for private use, for the periods of time and under
25 the conditions that are specified in the Amended Redevelopment
26 Plan, as the City Council deems are necessary in order to effec-
27 tuate the purposes of the Community Redevelopment Law.

28 SECTION 3: All of the written objections to the
29 Amended Redevelopment Plan that were filed with the City Clerk
30 before the hour that was set for the public hearing and all of
31 the oral and written objections that were presented to the City
32 Council at the public hearing having been considered are hereby

1 overruled.

2 SECTION 4: That certain document that is entitled
3 "Amended Redevelopment Plan for the Downtown Las Vegas Redevelop-
4 ment Area," together with the maps that are contained therein and
5 such other reports as are incorporated therein by reference, a
6 copy of all of which is on file in the office of the City Clerk,
7 having been duly reviewed and considered by the City Council, is
8 hereby incorporated into this Ordinance and by this reference is
9 made a part hereof and, as it is so incorporated, is hereby
10 designated, approved and adopted as the official "Amended
11 Redevelopment Plan for the Downtown Las Vegas Redevelopment
12 Area."

13 SECTION 5: In order to implement and facilitate the
14 implementation of the Amended Redevelopment Plan that is hereby
15 approved and adopted, the City Council hereby:

16 (A) Pledges its cooperation in helping to implement the
17 Amended Redevelopment Plan;

18 (B) Requests the various officials, departments, boards
19 and agencies of the City that have administrative responsibili-
20 ties in the Amended Redevelopment Area likewise to cooperate in
21 implementing the Amended Redevelopment Plan and to exercise their
22 respective functions and powers in a manner that is consistent
23 with the implementation of the amended Redevelopment Plan; and

24 (C) Declares its intention to undertake and complete
25 any proceeding that may be necessary to be carried out by the
26 City under the provisions of the Amended Redevelopment Plan.

27 SECTION 6; The City Clerk is hereby directed to send
28 a certified copy of this Ordinance to the Agency, whereupon the
29 Agency is vested with the responsibility for implementing the
30 Amended Redevelopment Plan.

31 SECTION 7: The City Clerk is hereby directed to
32 record with the County Recorder of Clark County a description of

1 the land within the Amended Redevelopment Area and a statement to
2 the effect that proceedings for the redevelopment of the Amended
3 Redevelopment Area have been instituted pursuant to the Community
4 Redevelopment Law.

5 SECTION 8: The City Clerk is hereby directed to
6 transmit, within thirty days after the adoption of this Ordinance,
7 copies of the description and the statement that are
8 recorded by the City Clerk pursuant to Section 7 of this Ordinance,
9 a copy of this Ordinance and a map or plat that indicates
10 the boundaries of the Amended Redevelopment Area, to the Clark
11 County Auditor and Clark County Assessor and a copy of each of
12 the same to the officer who performs the functions of auditor or
13 assessor for each taxing agency that, in levying or collecting
14 its taxes, does not use the Clark County assessment roll or does
15 not collect its taxes through Clark County and to the governing
16 body of each taxing agency that levies taxes upon any property
17 within the Amended Redevelopment Area.

18 SECTION 9: The Director of the Department of Community
19 Planning and Development is hereby directed, upon the
20 adoption of this Ordinance, to advise each applicant for a permit
21 for the construction of a building or other improvement within
22 the Amended Redevelopment Area that the site for which such permit
23 is sought is within a redevelopment area.

24 SECTION 10: If any part of this Ordinance or of the
25 Amended Redevelopment Plan which it approves and adopts is held
26 to be invalid for any reason, such decision shall not affect the
27 validity of the remaining portions of this Ordinance or of the
28 Amended Redevelopment Plan, and the City Council hereby declares
29 that it would have passed the remainder of this Ordinance or

30 . . .

31 . . .

32 . . .

1 approved and adopted the remainder of the Amended Redevelopment
2 Plan if such invalid portion thereof had been deleted.

3 PASSED, ADOPTED and APPROVED this ____ day of _____,
4 1988.

5 CITY OF LAS VEGAS

6
7 By _____
8 RON LURIE, Mayor

9 ATTEST:

10 _____
11 KATHLEEN M. TIGHE, City Clerk

12 The above and foregoing ordinance was first proposed and
13 read by title to the City Council on the ____ day of _____,
14 1988, and referred to the following committee composed of
15 _____ and _____
16 for recommendation; thereafter the said committee reported
17 favorably on said ordinance on the ____ day of _____, 1988,
18 which was a _____ meeting of said Council; that at said
19 _____ meeting, the proposed ordinance was read by
20 title to the City Council as first introduced and adopted by the
21 following vote:

22 VOTING "AYE": _____

23 VOTING "NAY": _____

24 ABSENT: _____

25 APPROVED:

26
27 By _____
28 RON LURIE, MAYOR

29 ATTEST:

30 _____
31 KATHLEEN M. TIGHE, CITY CLERK

32

RECEIVED
AFFIDAVIT OF PUBLICATION

JAN 22 11 12 AM '88

STATE OF NEVADA,
COUNTY OF CLARK { ss.

CITY CLERK

Carol Black, being first duly sworn,

deposes and says: That he is Legal Clerk of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
continuously published in said newspaper for a period of 1 time.

from January 21, 1988 to January 21, 1988

inclusive, being the issues of said newspaper for the following dates, to-wit:

January 21, 1988

That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed

Carol Black

Subscribed and sworn to before me this 21st
day of January, 1988

Ruthe V. Deskin

My Commission Expires



Notary Public in and for Clark County, Nevada

RUTHE V. DESKIN

Notary Public - State of Nevada

CLARK COUNTY

My Appointment Expires Apr. 14, 1989

RECEIVED

JAN 26 10 32 AM '88

FINANCE DEPT

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of One insertions from period of February 6, 1988 to February 6, 1988 inclusive, being the issue of said newspaper for the following dates, to wit: February 6, 1988

That said newspaper was regularly issued and circulated on each of the dates above named.

FIRST AMENDMENT
BILL NO. 88-1
ORDINANCE NO. 3339
AN ORDINANCE AMENDING ORDINANCE NO. 3218 OF THE CITY OF LAS VEGAS WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO INCLUDE PROPERTY BORDERING, GENERALLY, THE ORIGINAL REDEVELOPMENT AREA ON THE NORTHWEST; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.
SPONSORED BY:
Councilman Bob Nolen
SUMMARY: Amends Downtown Redevelopment Plan to expand Redevelopment Area.
The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 6th day of January, 1988, and referred to the following committee composed of Councilman Nolen and Miller, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 3rd day of February, 1988, which was a regular meeting of said City Council; that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:
VOTING "AYE" Councilmen: Adamsen, Bunker, Miller, Nolen and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: February 6, 1988

SIGNED

George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me
this 9 day of Feb, 1988

Marjorie E. Ouellette
NOTARY PUBLIC, IN AND FOR CLARK
COUNTY, NEVADA



MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 2, 1988

RECEIVED
FEB 16 11 18 AM '88
CITY CLERK

RECEIVED

FEB 12 1 22 PM '88

FINANCE DEPT

RECEIVED

FEB 12 1 22 PM '88

RECEIVED

BILL NO. 88-1
FIRST AMENDMENT
AN ORDINANCE AMENDING OR-
DINANCE NO. 3218 OF THE CITY
OF LAS VEGAS WHICH ADOPTED
AND APPROVED THE REDEVEL-
OPMENT PLAN FOR THE DOWN-
TOWN LAS VEGAS REDEVELOP-
MENT AREA TO INCLUDE
PROPERTY BORDERING, GENER-
ALLY, THE ORIGINAL REDEVEL-
OPMENT AREA ON THE NORTH-
EAST, AND PROVIDING OTHER
MATTERS PROPERLY RELATING
THERE TO.
Sponsored by:
Councilman Bob Nolen
Summary: Amends Downtown Re-
development Plan to expand
Redevelopment Area.
At a City Council meeting
January 6, 1988
BILL NO. 88-1 WAS READ BY
TITLE AND REFERRED TO
RECOMMENDING COMMITTEE:
Councilmen Nolen and Miller
COPIES OF THE COMPLETE OR-
DINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE OF-
FICE OF THE CITY CLERK, 10TH
FLOOR, CITY HALL, 400 EAST
STEWART AVENUE, LAS VEGAS,
NEVADA.
PUB: January 21, 1988
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, { ss.
COUNTY OF CLARK

RECEIVED
JAN 22 11 12 AM '88
CITY CLERK

Carol Black

being first duly sworn,

deposes and says: That he is Legal Clerk of the
LAS VEGAS SUN, a daily newspaper of general circulation, printed and published
at Las Vegas, in the County of Clark, State of Nevada, and that the attached was
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from January 21, 1988 to January 21, 1988

inclusive, being the issues of said newspaper for the following dates, to-wit:

January 21, 1988

That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed

Carol Black

Subscribed and sworn to before me this 21st
day of January, 1988

[Signature]

My Commission Expires



Notary Public in and for Clark County, Nevada

Notary Public - State of Nevada
CLARK COUNTY

My Appointment Expires Apr. 14, 1989



084716

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK)

SS

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager for the LAS VEGAS REVIEW-JOURNAL, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of One insertions from period of February 6, 1988 to February 6, 1988 inclusive, being the issue of said newspaper for the following dates, to wit: February 6, 1988.

That said newspaper was regularly issued and circulated on each of the dates above named.

FIRST AMENDMENT
BILL NO. 88-1
ORDINANCE NO. 3339
AN ORDINANCE AMENDING ORDINANCE NO. 3218 OF THE CITY OF LAS VEGAS WHICH ADOPTED AND APPROVED THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA TO INCLUDE PROPERTY BORDERING, GENERALLY, THE ORIGINAL REDEVELOPMENT AREA ON THE NORTHWEST AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.
SPONSORED BY:
Councilman Bob Nolen
SUMMARY: Amends Downtown Redevelopment Plan to expand Redevelopment Area.
The above and foregoing amended ordinance was first proposed and read by title to the City Council on the 6th day of January, 1988, and referred to the following committee composed of Councilman Nolen and Miller, for recommendation; thereafter the said committee reported favorably on said amended ordinance on the 3rd day of February, 1988, which was a regular meeting of said City Council; that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:
VOTING "AYE" Councilmen:
Adamsen, Bunker, Miller,
Nolen and Mayor Lurie
VOTING "NAY" Councilmen: NONE
ABSENT: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: February 6, 1988

SIGNED

GEORGE J. VASCONI

Subscribed and sworn to before me
this 9 day of Feb, 1988

NOTARY PUBLIC, IN AND FOR CLARK
COUNTY, NEVADA



MARJORIE E. OUELLETTE
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Dec. 2, 1989

CITY CLERK

FEB 16 11 18 AM '88

RECEIVED



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