

BILL NO. 86-8

Ordinance No. 3218

AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA.

Sponsored by:	Summary: Approval and adoption of
Councilman Al Levy	Redevelopment Plan for the Downtown Redevelopment Area

WHEREAS, the City Council of the City of Las Vegas (the "Council") has received from the City of Las Vegas Downtown Redevelopment Agency (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the Downtown Las Vegas Redevelopment Area (the "Redevelopment Area"), as approved by the Agency, a copy of which is on file at the office of the Agency at 400 E. Stewart Avenue, Las Vegas, Nevada, and at the office of the City Clerk, City Hall, 400 E. Stewart Avenue, Las Vegas, Nevada, together with the Report of the Agency including the reasons for the selection of the Redevelopment Area, a description of the physical, social and economic conditions existing in the Redevelopment Area, the proposed method of financing the redevelopment of the Redevelopment Area, a plan for the relocation of owners and tenants who may be temporarily or permanently displaced from the Redevelopment Area, an analysis of the Preliminary Plan, and the report and recommendations of the Planning Commission of the City of Las Vegas (the "Planning Commission"); and

WHEREAS, a legal description of the boundaries of the Redevelopment Area covered by the Redevelopment Plan is attached to this Ordinance as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the Planning Commission has submitted to the Council its report and recommendations for approval of the Redevelopment Plan, and its certification that the Redevelopment

1 Plan conforms to the General Plan for the City of Las Vegas; and
2 WHEREAS, the Council held a public hearing on February
3 19, 1986, on adoption of the Redevelopment Plan in the City
4 Council Chambers, City Hall, 400 E. Stewart Avenue, Las Vegas,
5 Nevada; and

6 WHEREAS, a notice of said hearing was duly and regularly
7 published in the Las Vegas Review Journal, a newspaper of general
8 circulation in the City of Las Vegas, once a week for four succes-
9 sive weeks prior to the date of said hearing, and a copy of said
10 notice and affidavit of publication are on file with the City
11 Clerk; and

12 WHEREAS, copies of the notice of public hearing were
13 mailed by certified mail with return receipt requested to the
14 last known owner of each parcel of land in the proposed Redevelop-
15 ment Area, as shown by the records of the assessor of the County
16 of Clark; and

17 WHEREAS, each owner of land in the Redevelopment Area
18 was sent a separate statement, attached to the notice of public
19 hearing, that his property may be subject to acquisition by pur-
20 chase or condemnation under the provisions of the Redevelopment
21 Plan; and

22 WHEREAS, the Agency has prepared and submitted a pro-
23 gram for the relocation of persons and businesses who may be
24 displaced as a result of carrying out the Project in accordance
25 with the Redevelopment Plan; and

26 WHEREAS, the Council has general knowledge of the con-
27 ditions existing in the Redevelopment Area and of the availability
28 of suitable housing in the City for the relocation of families
29 and persons who may be displaced by the Project, and in the light
30 of such knowledge of local housing conditions, has carefully con-
31 sidered and reviewed such program for relocation; and

32 WHEREAS, the Council has considered the report and

1 recommendations of the Planning Commission, the report of the
2 Agency, the Redevelopment Plan and its economic feasibility, the
3 feasibility of the relocation program, has provided an opportunity
4 for all persons to be heard and has received and considered all
5 evidence and testimony presented for or against any and all
6 aspects of the Redevelopment Plan;

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

9 SECTION 1: That the purpose and intent of the City
10 Council with respect to the Redevelopment Area is to accomplish
11 the following:

- 12 (A) The elimination of environmental deficiencies and
13 blight in the Redevelopment Area, which constitute
14 either social or economic liabilities or both and
15 require redevelopment in the interests of the health,
16 safety and general welfare of the people, including,
17 among others, small and/or irregular lots, obsolete
18 and aged building types, economic and social
19 deficiencies, deteriorated public improvements,
20 inadequate parking facilities, and inadequate
21 utilization of land and public facilities;
- 22 (B) The assembly of land into parcels suitable for
23 modern, integrated development and allowing for
24 improved pedestrian and vehicular circulation in
25 the Redevelopment Area;
- 26 (C) The replanning, redesign and development of unde-
27 veloped areas which are stagnant or improperly
28 utilized;
- 29 (D) The strengthening of retail, office and other
30 commercial functions in the downtown area;
- 31 (E) The strengthening and diversification of the eco-
32 nomic base of the Redevelopment Area and the

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- community by the installation of needed site improvements to stimulate new commercial expansion, employment and economic growth;
- (F) The provision of adequate land for parking and open spaces;
 - (G) The establishment of financial mechanisms to assist in the upgrading and/or redevelopment of properties in the Redevelopment Area;
 - (H) The provision of necessary public improvements to correct existing deficiencies;
 - (I) The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Redevelopment Area;
 - (J) The minimization of conflict between pedestrian and automobile traffic and the improvement of transportation efficiency. New concepts of transportation should be encouraged;
 - (K) The orderly development of the Redevelopment Area;
 - (L) The rehabilitation and preservation of historically and architecturally worthwhile structures and sites where feasible;
 - (M) The provision of an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups; and
 - (N) The upgrading of the quality of life in the Redevelopment Area.

SECTION 2: The Council hereby finds and determines

that:

- (A) The Redevelopment Area is a blighted area, the

1 redevelopment of which is necessary to effectuate
2 the public purposes declared in the Nevada
3 Community Redevelopment Law. This finding is based
4 upon the following conditions which characterize
5 the Redevelopment Area:

- 6 (1) The existence of substandard and deteriorating
7 buildings and structures due to age, obsoles-
8 cence and shifting of uses;
- 9 (2) The existence of properties which suffer from
10 deterioration and disuse because of: aging,
11 deteriorating and substandard public improve-
12 ments, facilities, utilities and open spaces
13 including inadequate and insufficient traffic
14 circulation, parking, drainage, sidewalks,
15 curbs, gutters, street lights, water distribu-
16 tion and sewers; and lots (parcels) of irregular
17 form, shape and inadequate size for proper
18 usefulness and development;
- 19 (3) The existence of properties which suffer from
20 economic dislocation, deterioration and disuse
21 resulting from faulty planning;
- 22 (4) A lack of proper utilization of property,
23 resulting in a stagnant and unproductive con-
24 dition of land potentially useful and valu-
25 able; and
- 26 (5) A prevalence of economic maladjustment evi-
27 denced by a stagnation of or decline in retail
28 sales thereby reducing the tax receipts
29 available to pay for public services to the
30 Redevelopment Area.

31 It is further found and determined that such con-
32 ditions are causing and will increasingly cause a

1 reduction and lack of proper utilization of the area
2 to such an extent that it constitutes a serious
3 physical, social and economic burden on the City,
4 which cannot reasonably be expected to be reversed
5 or alleviated by private enterprise acting alone,
6 requiring redevelopment in the interest of the
7 health, safety and general welfare of the people
8 of the City and the State. This finding is based
9 on the fact that governmental action available to
10 the City without redevelopment would be insuffic-
11 ient to cause any significant correction of the
12 blighting conditions, and that the nature and
13 costs of the public actions required to correct
14 the blighting conditions are beyond the capacity
15 of the City and cannot be undertaken or borne by
16 private enterprise acting alone or in concert with
17 available governmental action.

18 (B) The Redevelopment Plan will redevelop the Redevelop-
19 ment Area in conformity with the Community Redevelop-
20 ment Law and is in the interests of the peace,
21 health, safety and welfare of the community. This
22 finding is based upon the fact that redevelopment
23 of the Redevelopment Area will implement the
24 objectives of the Community Redevelopment Law by
25 aiding in the elimination and correction of the
26 conditions of blight, providing for planning,
27 development, redesign, clearance, reconstruction
28 or rehabilitation of properties which need improve-
29 ment and providing for higher economic utilization
30 of potentially useful land.

31 (C) The Redevelopment Plan conforms to the General
32 Plan of the City of Las Vegas. This finding is

1 based on the finding of the Planning Commission
2 that the Redevelopment Plan conforms to the
3 General Plan for the City of Las Vegas.

4 (D) The carrying out of the Redevelopment Plan will
5 promote the public peace, health, safety and
6 welfare of the City of Las Vegas and will effectuate
7 the purposes and policy of the Community
8 Redevelopment Law. This finding is based on the
9 fact that redevelopment will benefit the Redevelopment
10 Area by correcting conditions of blight and
11 by coordinating public and private actions to
12 stimulate development and improve the economic,
13 social and physical conditions of the Redevelopment
14 Area.

15 (E) The condemnation of real property, as provided
16 for in the Redevelopment Plan, is necessary to the
17 execution of the Redevelopment Plan, and adequate
18 provisions have been made for the payment for
19 property to be acquired as provided by law. This
20 finding is based upon the need to ensure that the
21 provisions of the Redevelopment Plan will be
22 carried out and to prevent the recurrence of
23 blight.

24 (F) Adequate permanent housing is or will be made
25 available in the community for displaced occupants
26 of the Redevelopment Area at rents comparable to
27 those in the community at the time of displacement,
28 and the Agency has a feasible method and plan for
29 the relocation of families and persons who might
30 be displaced, temporarily or permanently, from
31 housing facilities in the Redevelopment Area. This
32 finding is based upon the general housing con-

1 ditions existing in the City and the fact that the
2 Redevelopment Plan provides for relocation assis-
3 tance according to law.

4 (G) Inclusion of any lands, buildings or improvements
5 which are not detrimental to the public health,
6 safety or welfare is necessary for the effective
7 redevelopment of the entire area of which they
8 are a part. This finding is based upon the fact
9 that the boundaries of the Redevelopment Area were
10 chosen as a unified and consistent whole to include
11 lands that were underutilized because of blighting
12 influences, and land uses significantly contribut-
13 ing to the conditions of blight, whose inclusion
14 is necessary to accomplish the objectives and
15 benefits of the Redevelopment Plan.

16 (H) Adequate provisions have been made for the payment
17 of the principal of and interest on any bonds
18 which may be issued by the Agency as provided for
19 in the Redevelopment Plan. This finding is based
20 upon the provisions of the Redevelopment Plan
21 authorizing the division of taxes pursuant to
22 NRS §279.676 and the other provisions of the Rede-
23 velopment Plan pertaining to the repayment of
24 Agency indebtedness.

25 (I) The Redevelopment Plan contains adequate safeguards
26 that the work of redevelopment will be carried out
27 pursuant to the Redevelopment Plan, and it pro-
28 vides for the retention of controls and the estab-
29 lishment of restrictions and covenants running with
30 the land sold or leased for private use for
31 periods of time and under conditions specified in
32 the Redevelopment Plan, which this Council deems

1 necessary to effectuate the purposes of the
2 Community Redevelopment Law.

3 SECTION 3: Written objections to the Redevelopment
4 Plan filed with the City Clerk before the hour set for hearing
5 and all oral and written objections presented to the Council at
6 the hearing having been considered are hereby overruled.

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

16 SECTION 5: In order to implement and facilitate the
17 effectuation of the Redevelopment Plan hereby approved, this
18 Council hereby:

- 19 (A) Pledges its cooperation in helping to carry out
20 the Redevelopment Plan,
21 (B) Requests the various officials, departments,
22 boards and agencies of the City having adminis-
23 trative responsibilities in the Redevelopment Area
24 likewise to cooperate to such end and to exercise
25 their respective functions and powers in a manner
26 consistent with the redevelopment of the Redevelop-
27 ment Plan, and
28 (D) Declares its intention to undertake and complete
29 any proceeding necessary to be carried out by the
30 City under the provisions of the Redevelopment Plan.

31 SECTION 6: The City Clerk is hereby directed to send
32 a certified copy of this Ordinance to the Agency whereupon the

1 Agency is vested with the responsibility for carrying out the
2 Redevelopment Plan.

3 SECTION 7: The City Clerk is hereby directed to record
4 with the County Recorder of Clark County a description of the
5 land within the Redevelopment Area and a statement that proceed-
6 ings for the redevelopment of the Redevelopment Area have been
7 instituted under the Community Redevelopment Law.

8 SECTION 8: The City Clerk is hereby directed to trans-
9 mit, within thirty (30) days of the adoption of this Ordinance,
10 a copy of the description and statement recorded by the Clerk
11 pursuant to Section 7 of this Ordinance, a copy of this Ordinance
12 and a map or plat indicating the boundaries of the Redevelopment
13 Area, to the auditor and tax assessor of Clark County, to the
14 officer who performs the functions of auditor or assessor for any
15 taxing agency which, in levying or collecting its taxes, does
16 not use the Clark County assessment roll or does not collect its
17 taxes through Clark County, and to the governing body of each
18 of the taxing agencies which levies taxes upon any property in
19 the Redevelopment Area.

20 SECTION 9: The Director of the Department of Community
21 Planning and Development is hereby directed to advise all appli-
22 cants for building permits in the Redevelopment Area after the
23 adoption of this Ordinance that the Site for which a building
24 permit is sought for the construction of buildings or other
25 improvements is within a redevelopment area.

26 SECTION 10: If any part of this Ordinance or the
27 Redevelopment Plan which it approves is held to be invalid for
28 any reason, such decision shall not affect the validity of the
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1 remaining portion of this Ordinance or of the Redevelopment Plan,
2 and this Council hereby declares that it would have passed the
3 remainder of this Ordinance or approved the remainder of the
4 Redevelopment Plan if such invalid portion thereof had been
5 deleted.

6 PASSED, ADOPTED and APPROVED this 5th day of
7 March, 1986.

8 CITY OF LAS VEGAS,

9
10 By William H. Briare
11 WILLIAM H. BRIARE, Mayor

*Approved
JLB
3-6-86*

12 ATTEST:

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14 Carol A. Hawley
15 Carol Ann Hawley, City Clerk

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of February, 1986, and referred to the following committee composed of Councilmen Levy and Nolen for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of March, 1986, 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 first introduced and adopted by the following vote:

VOTING "AYE" Councilmen: Bunker, Levy, Lurie and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: EXCUSED: Nolen

APPROVED:
William H. Briare
WILLIAM H. BRIARE, MAYOR

ATTEST:
Carol Ann Hawley
Carol Ann Hawley, City Clerk

LEGAL DESCRIPTION OF DOWNTOWN REDEVELOPMENT AREA

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 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

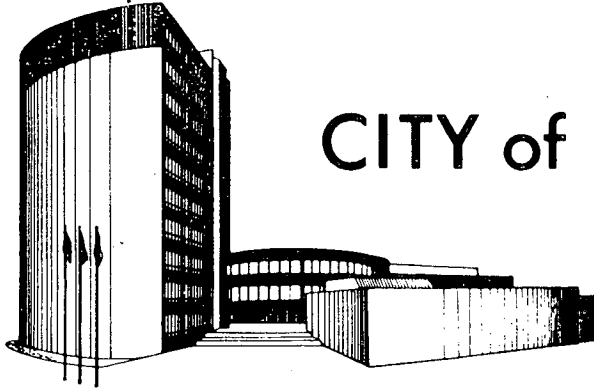
East - West alley and the centerline of the East - West alley in Block 24 of HUNTRIDGE SUBDIVISION TRACT No. 2 AMENDED to the centerline of the North - South alley in said Block 24; thence Northerly along the centerline of said North - South alley to the South line of Lot 1, Block 2 of said HUNTRIDGE 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 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; 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; 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.

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 11, 1986

Ms. Joan Swift
Clark County Recorder
309 South Third Street
Las Vegas, Nevada 89101

Re: City of Las Vegas Downtown Redevelopment Area

Dear Ms. Swift:

Enclosed please find for recording, pursuant to NRS 279.603(1), a description of the land within the City of Las Vegas Downtown Redevelopment Area and a statement that proceedings for the redevelopment of that area have been instituted.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH.2



FILING PURSUANT TO NRS 279.603(1)

Pursuant to NRS 279.603(1), proceedings have been instituted for the redevelopment of the area contained in the City of Las Vegas Downtown Redevelopment Area which comprises the land described as follows:

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 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 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; 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 cen-

terline 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.

DATED this 11th day of March, 1986.

CITY OF LAS VEGAS

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

100:CAH.1
CAH:cmp

CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

MAR 11 3 25 PM '86

FEE _____ DEPUTY _____
OFFICIAL RECORDS
BOOK _____ INSTRUMENT _____

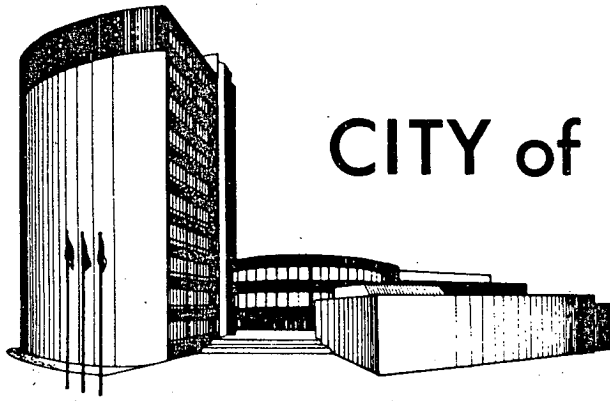
860311 00777

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Mr. John P. Comeaux
Executive Director
Nevada State Department of Taxation
Capitol Complex
Carson City, NV 89710-0003

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Mr. Comeaux:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

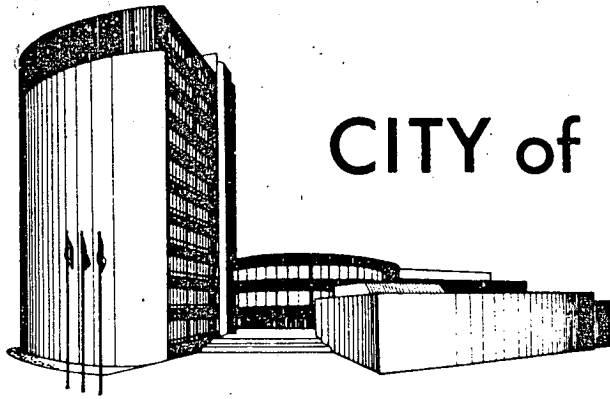


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Downtown Redevelopment Agency
City of Las Vegas, Nevada
400 E. Stewart Ave.
Las Vegas, Nevada 89101

SUBJECT: City of Las Vegas Ordinance No. 3218

Gentlemen:

Pursuant to Section 6 of the above referenced ordinance, please find attached hereto a certified copy of Ordinance No. 3218 which approves and adopts the Redevelopment Plan for the Downtown Redevelopment Agency.

Sincerely,

A handwritten signature in cursive script that reads "Carol Ann Hawley". The signature is written in black ink and is positioned above the typed name.

CAROL ANN HAWLEY
City Clerk

Attachment: Ordinance No. 3218

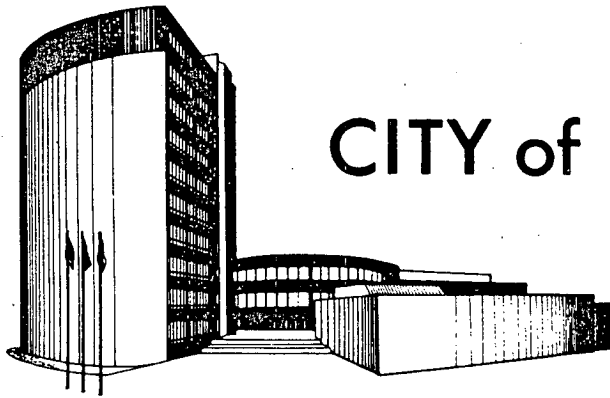


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Clark County Flood Control District
P.O. Box 396
Las Vegas, NV 89125

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Gentlemen:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

A handwritten signature in cursive script that reads "Carol Ann Hawley".

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

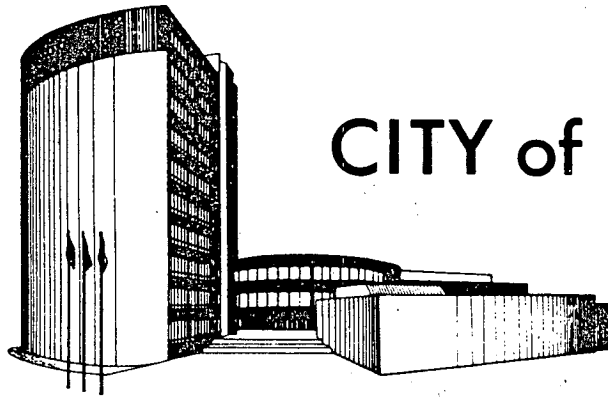


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Board of County Commissioners
Clark County, Nevada
225 Bridger Avenue
Las Vegas, NV 89155

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Gentlemen :

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

cc: Pat Shalmy, Clark County Manager
Guy Hobbs, Clark County Comptroller

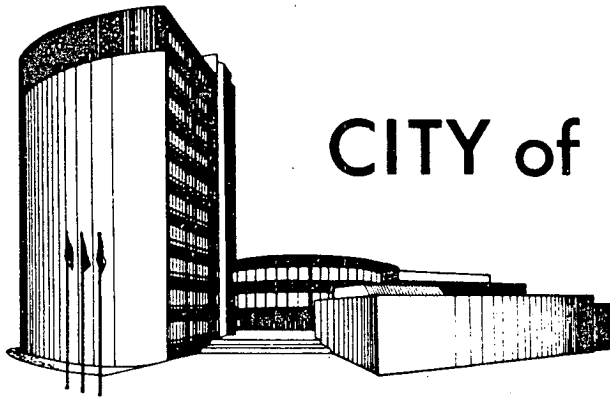


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Mr. Jean Dutton
Clark County Assessor
309 South 3rd
Las Vegas, NV 89155

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Mr. Dutton:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

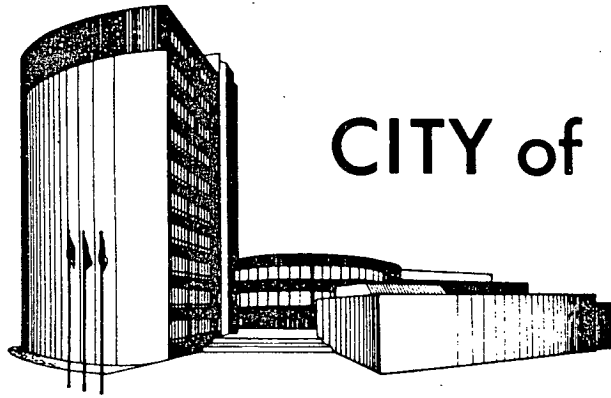


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Mr. R. Keith Latham
Clark County Treasurer
Bridger Building
225 Bridger Avenue
Las Vegas, NV 89155

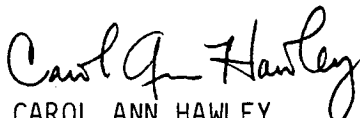
Re: City of Las Vegas Downtown Redevelopment Plan

Dear Mr. Latham:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
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3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,


CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

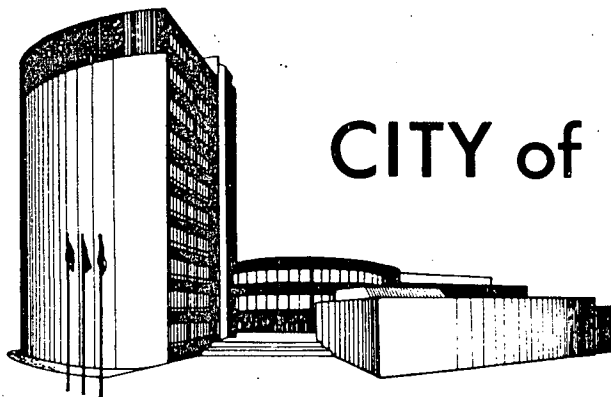


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Mr. John Moran
Clark County Sheriff
City Hall
400 East Stewart Avenue
Las Vegas, NV 89101

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Sheriff Moran :

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
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Very truly yours,

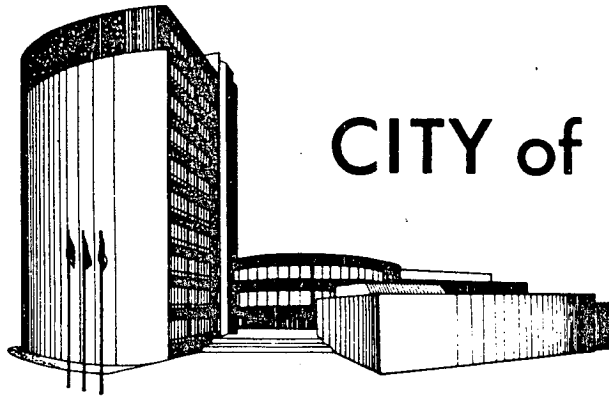
CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

cc: Lois Roethel, Business Manager



MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER
CITY ATTORNEY
GEORGE F. OGILVIE
CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Board of Trustees
Las Vegas-Clark County Library District
1401 East Flamingo Road
Las Vegas, NV 89119

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Gentlemen:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

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3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

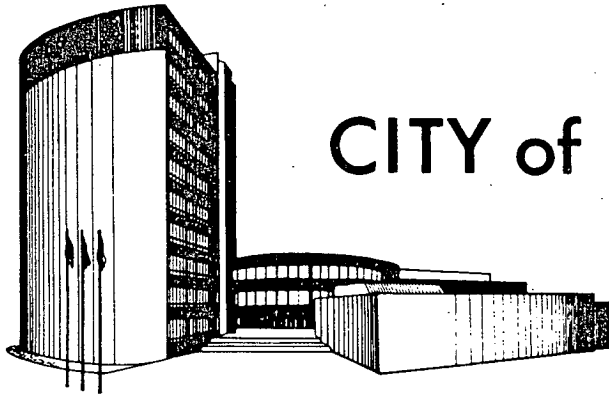


MAYOR BILL BRIARE

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AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Mr. Roland D. Westergard, Director
Dept. of Conservation and Natural Resources
Capitol Complex, 201 South Fall Street
Carson City, NV 89710

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Mr. Westergard:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

A handwritten signature in cursive script that reads "Carol Ann Hawley".

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

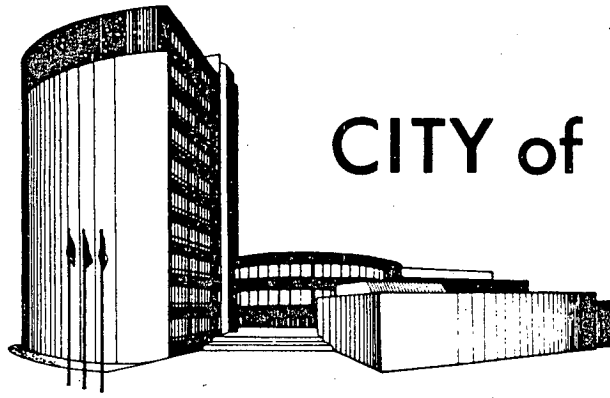


MAYOR BILL BRIARE

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W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

Board of Trustees
Clark County School District
2832 East Flamingo Road
Las Vegas, NV 89121

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Gentlemen :

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

cc: Dr. Robert Wentz, Superintendent

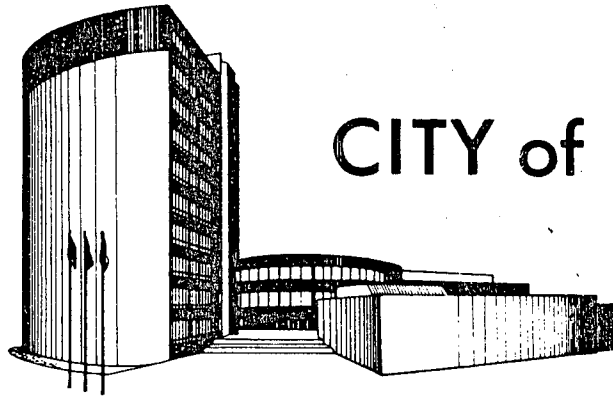


MAYOR BILL BRIARE

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W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 12, 1986

The Honorable Richard Bryan
Governor of the State of Nevada
Capitol Complex
Carson City, NV 89710

Re: City of Las Vegas Downtown Redevelopment Plan

Dear Governor Bryan:

Pursuant to NRS 279.603(2), we are transmitting herewith a copy of the following documents:

1. The description and statement recorded pursuant to NRS 279.603(1).
2. A copy of Las Vegas City Ordinance No. 3218 adopting the City of Las Vegas Downtown Redevelopment Plan.
3. A map indicating the boundaries of the City of Las Vegas Downtown Redevelopment Area.

Very truly yours,

A handwritten signature in cursive script that reads "Carol Ann Hawley". The signature is written in black ink and is positioned above the typed name and title.

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH
Attachments

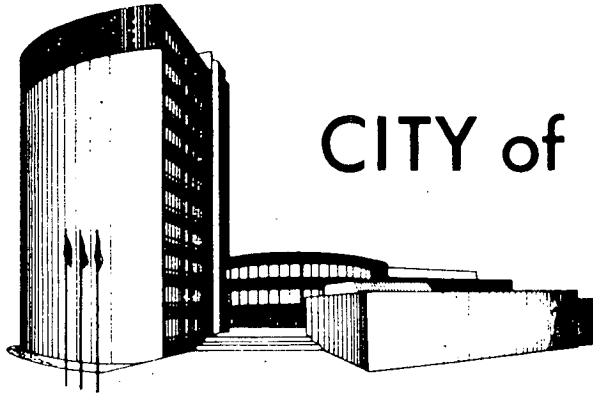


MAYOR BILL BRIARE

COUNCILMEN
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W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

March 11, 1986

Ms. Joan Swift
Clark County Recorder
309 South Third Street
Las Vegas, Nevada 89101

Re: City of Las Vegas Downtown Redevelopment Area

Dear Ms. Swift:

Enclosed please find for recording, pursuant to NRS 279.603(1), a description of the land within the City of Las Vegas Downtown Redevelopment Area and a statement that proceedings for the redevelopment of that area have been instituted.

Very truly yours,

A handwritten signature in cursive script that reads "Carol Ann Hawley". The signature is written in black ink and is positioned above the typed name.

CAROL ANN HAWLEY
City Clerk

CAH:cmp
100:CAH.2



FILING PURSUANT TO NRS 279.603(1)

Pursuant to NRS 279.603(1), proceedings have been instituted for the redevelopment of the area contained in the City of Las Vegas Downtown Redevelopment Area which comprises the land described as follows:

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 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 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; 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 cen-

terline 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.

DATED this 11th day of March, 1986.

CITY OF LAS VEGAS

By William H. Briare
WILLIAM H. BRIARE, Mayor

ATTEST:

Carol Ann Hawley
CAROL ANN HAWLEY, City Clerk

100:CAH.1
CAH:cmp

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

MAR 11 3 25 PM '86

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OFFICIAL RECORDS
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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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 March 8, 1986 to March 8, 1986 inclusive, being the issue of said newspaper for the following dates, to wit:

March 8, 1986

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

BILL NO. 86-8
Ordinance No. 3218
AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA.
SUMMARY: Approval and adoption of Redevelopment Plan for the Downtown Redevelopment Area.
SPONSORED BY:
Councilman Al Levy
The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of February, 1986, and referred to the following committee composed of Councilmen Levy and Nolen for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of March, 1986 which was a regular meeting of said Council, that of said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen: Bunker, Levy, Lurie and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: EXCUSED: Nolen
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: Mar. 8, 1986

SIGNED

George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 10th day of March, 1986

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, 1989

CITY OF LAS VEGAS
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STATE OF NEVADA) SS
COUNTY OF CLARK)

CITY CLERK

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February 23, 1986

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

SIGNED

George J. Vasconi

GEORGE J. VASCONI

BILL NO. 86-8
AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA.
SUMMARY: Approval and adoption of Redevelopment Plan for the Downtown Redevelopment Area.
SPONSORED BY:
Councilman Al Levy
At a City Council meeting February 19, 1986
BILL NO. 86-8 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
COUNCILMEN Levy and Nolan
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: Feb. 23, 1986.

Subscribed and sworn to before me this 24th day of Feb., 19 86

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, 1989

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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March 8, 1986


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

BILL NO. 86-8
Ordinance No. 3218
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SUMMARY: Approval and adoption of Redevelopment Plan for the Downtown Redevelopment Area.
SPONSORED BY:
Councilman Al Levy
The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of February, 1986, and referred to the following committee composed of Councilmen Levy and Nolen for recommendation; thereafter the said committee reported favorably on said ordinance on the 5th day of March, 1986 which was a regular meeting of said Council, that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen: Bunker, Levy, Lurie and Mayor Briare
VOTING "NAY" Councilmen: NONE
ABSENT: EXCUSED: Nolen
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: Mar. 8, 1986

SIGNED *George J. Vasconi*
GEORGE J. VASCONI

Subscribed and sworn to before me this 10th day of March, 1986

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, 1989

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CITY CLERK
CITY OF LAS VEGAS

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA) SS
COUNTY OF CLARK)

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March 8, 1986

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

BILL NO. 86-8
Ordinance No. 3218
AN ORDINANCE OF THE CITY OF LAS VEGAS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN LAS VEGAS REDEVELOPMENT AREA.
SUMMARY: Approval and adoption of Redevelopment Plan for the Downtown Redevelopment Area.
SPONSORED BY: Councilman Al Levy.
The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of February, 1986, and referred to the following committee composed of Councilmen Levy and Nolen for recommendation; thereafter, the said committee reported favorably on said ordinance on the 5th day of March, 1986 which was a regular meeting of said Council, that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE": Councilmen: Bunker, Levy, Lurie and Mayor Briare
VOTING "NAY": Councilmen: NONE
ABSENT: EXCUSED: Nolen
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PUB: Mar. 8, 1986

SIGNED George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 10th day of March, 1986

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, 1989



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STATE OF NEVADA) SS
COUNTY OF CLARK)

CITY CLERK

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PUB: Feb. 23, 1986.

SIGNED George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me this 24th day of Feb, 1986

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



MARJORIE E. OUELLETTE
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