

City of Las Vegas Downtown Redevelopment Agency
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6011

MINUTES

MEETING: #3

JANUARY 15, 1986

11:00 A.M.

Call to Order: 11:00 a.m.
Adjourned: 11:05 a.m.

REDEVELOPMENT AGENCY	PRESENT	ABSENT	EXCUSED
CHAIRMAN BILL BRIARE	X	☐	☐
VICE-CHAIRMAN RON LURIE	X	☐	☐
MEMBER BOB NOLEN	X	☐	☐
MEMBER AL LEVY	X	☐	☐
MEMBER W. WAYNE BUNKER	X	☐	☐
ASHLEY HALL, EXEC. DIRECTOR	X	☐	☐
GEORGE OGILVIE, CITY ATTORNEY	X	☐	☐
CAROL ANN HAWLEY, SECRETARY	X	☐	☐

APPROVED BY REFERENCE February 5, 1986



The City of Las Vegas Downtown Redevelopment Agency will meet on Wednesday, January 15, 1986 at the hour of 11 A.M. in the Council Chambers of City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada to consider the following matters:

REVISED
AGENDA

Order of Business

1. Roll Call
2. Approval of the minutes of the previous meeting
 - A. Meeting of January 2, 1986
3. Bills and correspondence
4. Reports of committees
5. Unfinished business
6. New business
 - A. Consideration of a resolution accepting from the Planning Commission the Preliminary Plan for the Downtown Redevelopment Area and directing staff to prepare and submit a final Redevelopment Plan for that Area.
 - B. Consideration of a motion referring the Proposed Redevelopment Plan for the Downtown Redevelopment Area to the Planning Commission for its Report and Recommendation.
7. Adjournment

1A: ITEM.1

AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 10th day of January, 1986, at the hour of 9:15 Am there were posted copies of a NOTICE, the attached of which is a true and correct copy of Revised Notice - CIV Redevelopment Agency to be held on the 15th day of January, 1986, at 400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza;
3. In the Clark County Courthouse, 200 East Carson;
4. On the Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the Court Clerk's Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall, 400 East Stewart Avenue (near the entrance to the City Council Chamber)

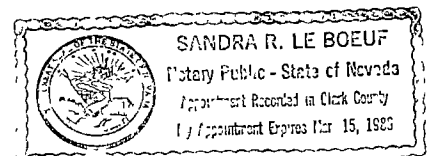
Joanne Perry
SIGNATURE

City Clerk's Office
DEPARTMENT

Subscribed and sworn to before me this

10th day of January, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State
My Commission expires: 3-15-86



AFFIDAVIT OF MAILING

(Mailing required under the provisions of A.B. 437, NRS CHAPTER 241)

STATE OF NEVADA)
COUNTY OF CLARK) ss

Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 10th day of January, 1986, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a REGULAR MEETING of the Revised Notice - CIV Redevelopment Agency, to be held on the 15th day of January, 1986, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Joanne Perry
SIGNATURE (an employee in the Office
of the CITY CLERK)

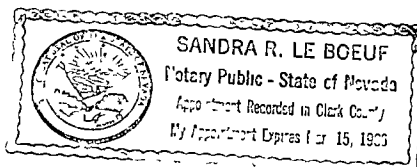
Subscribed and sworn to before me this

10th day of January, 1986

Sandra R. LeBoeuf

NOTARY PUBLIC in and for said County and State.

My Commission expires: 3-15-86



AFFIDAVIT OF MAILING

(Mailing required under the provisions of A.B. 437, NRS CHAPTER 241)

STATE OF NEVADA)
)
COUNTY OF CLARK) ss

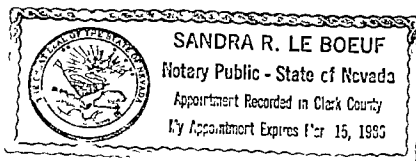
Joanne Perry, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the 8th day of January, 1986, a copy of an AGENDA (NOTICE), the attached of which is a true and correct copy, of a REGULAR MEETING of the Downtown Redevelopment Agency, to be held on the 15th day of January, 1986, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears in the Agenda Register maintained in the Office of the City Clerk as having requested, in writing, a copy of said AGENDA (NOTICE).

Joanne Perry
SIGNATURE (an employee in the Office
of the CITY CLERK)

Subscribed and sworn to before me this

8th day of January, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State.
My Commission expires: 3-15-86



AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS CHAPTER 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

Joanne Perry, an employee of the City of Las Vegas,
Nevada being first duly sworn, deposes and says that on the 8th day of
January, 1986, at the hour of 1 Pm there were
posted copies of a NOTICE, the attached of which is a true and correct copy of
Downtown Redevelopment Agency
to be held on the 15th day of January, 1986, at
400 East Stewart Avenue, Las Vegas, Nevada; to be posted on Public Bulletin
Board at the following locations:

1. In the Bradley Building, State of Nevada, 2501 East Sahara Avenue;
2. In the Senior Citizens Center, 450 East Bonanza;
3. In the Clark County Courthouse, 200 East Carson;
4. On the Public Bulletin Board at the Plaza Level of City Hall,
400 East Stewart Avenue (near the entrance to the Court Clerk's
Office); and
5. On the Special Public Bulletin Board at the Plaza Level of City Hall,
400 East Stewart Avenue (near the entrance to the City Council Chamber)

Joanne Perry
SIGNATURE

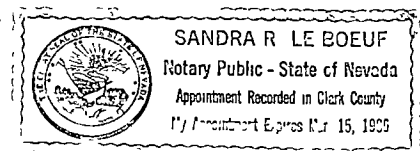
City Clerk Office
DEPARTMENT

Subscribed and sworn to before me this

8th day of January, 1986

Sandra R. Le Boeuf
NOTARY PUBLIC in and for said County and State

My Commission expires: 3-15-86



JAN 15 1986

MINUTESCITY OF LAS VEGASDOWNTOWN REDEVELOPMENT AGENCYJANUARY 15, 1986

The third meeting of the Downtown Redevelopment Agency was held on Wednesday, January 15, 1986, at the hour of 11 A.M. in the Council Chambers, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada.

1. Roll Call

In attendance:

William H. Briare, Chairman and Mayor of the City of Las Vegas
Ron Lurie, Vice-Chairman and Mayor Pro-Tem of the City of Las Vegas
Al Levy, Member and Councilman of the City of Las Vegas
Bob Nolen, Member and Councilman of the City of Las Vegas
W. Wayne Bunker, Member and Councilman of the City of Las Vegas
Ashley Hall, Executive Director and City Manager of the City of Las Vegas
Carol Ann Hawley, Secretary and City Clerk of the City of Las Vegas
George Ogilvie, General Counsel and City Attorney of the City of Las Vegas
Jack Thomason, Director of Operations and Director of the Department of
Economic and Urban Development of the City of Las Vegas
Richard Blue, Executive Assistant to the City Manager
Randall H. Walker, Deputy City Manager, Administrative Services
Larry K. Barton, Deputy City Manager, Community Services
Sandra R. LeBoeuf, Deputy City Clerk
Britt Ferguson, Department of Economic and Urban Development

2. Approval of Minutes of the Meeting held on January 2, 1986.

ACTION TAKEN: Member Al Levy moved to APPROVE THE MINUTES and his motion carried unanimously.

3. Bills and Correspondence - NONE4. Report of Committees - NONE5. Unfinished Business - NONE6. New Business -

A. Consideration of a resolution accepting from the Planning Commission the Preliminary Plan for the Downtown Redevelopment Area and directing staff to prepare and submit a final Redevelopment Plan for that Area.

ACTION TAKEN: Member Al Levy moved to APPROVE AS RECOMMENDED ITEMS A & B. The motion carried with Briare, Lurie, Levy and Nolen voting "Yes," and Bunker abstaining.

B. Consideration of a motion referring the Proposed Redevelopment Plan for the Downtown Redevelopment Area to the Planning Commission for its Report and Recommendation.

ACTION TAKEN: Member Al Levy moved to APPROVE AS RECOMMENDED ITEMS A & B. The motion carried with Briare, Lurie, Levy and Nolen voting "Yes," and Bunker abstaining.

7. Adjournment - The meeting was adjourned at approximately 11:05 A.M.

NOTE: A TAPE RECORDING OF THIS MEETING IS ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF LAS VEGAS.

CITY OF LAS VEGAS
DOWNTOWN REDEVELOPMENT AGENCY

000005
JAN 15 1986

AGENDA DOCUMENTATION

Date January 15, 1986

TO: REDEVELOPMENT AGENCY	FROM: ASHLEY HALL EXECUTIVE DIRECTOR
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SUBJECT: CONSIDERATION OF A RESOLUTION ACCEPTING FROM THE PLANNING COMMISSION THE PRELIMINARY PLAN FOR THE DOWNTOWN REDEVELOPMENT AREA, AND DIRECTING STAFF TO PREPARE AND SUBMIT A FINAL REDEVELOPMENT PLAN FOR THAT AREA.

PURPOSE/BACKGROUND

On January 9, 1986, the Las Vegas City Planning Commission approved the attached Preliminary Redevelopment Plan for the Downtown Redevelopment Area. Under State Law, the Redevelopment Agency must now approve that Plan and direct adoption of the final Redevelopment Plan for that Area.

The Preliminary Plan that was adopted by the Planning Commission, and is now before you, is very general in nature, in accordance with State Law. In essence, it shows generally how the purposes of the Community Redevelopment Law will be met; describes the boundary of the proposed final Redevelopment Area and insures that the redevelopment will be in conformance with the City's General Plan.

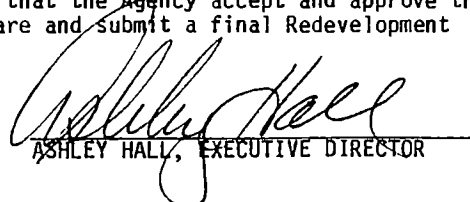
The next step in the process will involve the adoption of a Final Redevelopment Plan for the area which will be more detailed in its description of the types of activities that will be undertaken by the Agency in the Redevelopment Area.

FISCAL IMPACT

None.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the Agency accept and approve the attached Preliminary Plan and direct staff to prepare and submit a final Redevelopment Plan.


ASHLEY HALL, EXECUTIVE DIRECTOR

Agenda Item

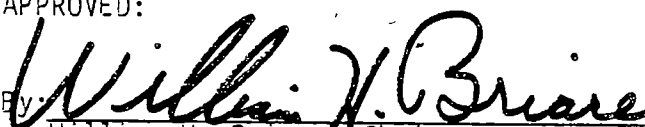
1 RESOLUTION OF THE CITY OF LAS VEGAS
2 DOWNTOWN REDEVELOPMENT AGENCY
3 ACCEPTING THE PRELIMINARY PLAN FOR
4 THE DOWNTOWN REDEVELOPMENT AREA

000006
JAN 15 1986

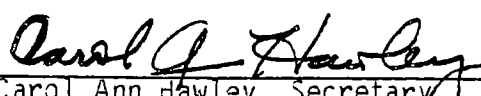
5 WHEREAS, by a resolution adopted on January, 9, 1986, the Planning
6 Commission of the City of Las Vegas selected and designated the boundaries of
7 the Redevelopment area (the "Area") for the Downtown Redevelopment Project
8 (the "Project"), approved a Preliminary Plan for the area (the "Preliminary
9 Plan") and submitted said Preliminary Plan to the City of Las Vegas Downtown
10 Redevelopment Agency (the "Agency");

11 NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF LAS VEGAS DOWNTOWN
12 REDEVELOPMENT AGENCY THAT the Preliminary Plan for the Downtown Redevelopment
13 Area, as formulated and adopted by the Planning Commission of the City of
14 Las Vegas, is hereby accepted by the Agency, and the Agency hereby directs
15 preparation of an official Redevelopment Plan for the Area.

16 PASSED, ADOPTED AND APPROVED this 15th day of January,
17 1986.

18 APPROVED:
19 
20 By: William H. Briare, Chairman

21 ATTEST:

22 By: 
23 Carol Ann Hawley, Secretary
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JAN 15 1986

RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LAS VEGAS SELECTING THE BOUND-
ARIES OF THE DOWNTOWN REDEVELOPMENT AREA
WITHIN THE DESIGNATED AREA FOR EVALUATION
AND APPROVING A PRELIMINARY PLAN FOR THE
REDEVELOPMENT OF THE REDEVELOPMENT AREA

WHEREAS, by a resolution adopted on December 18, 1985, the City Council of the City of Las Vegas designated an area for evaluation as a redevelopment area and found that said area required study to determine if a redevelopment project or projects within said area are feasible; and

WHEREAS, NRS 279.524 provides that the Planning Commission may select one or more redevelopment areas comprised of all or part of an area for evaluation and shall formulate a preliminary plan for the redevelopment of each selected redevelopment area;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, THAT:

Section 1. The Planning Commission hereby selects and designates as the Redevelopment area for the Downtown Redevelopment Project that area within the area for evaluation shown on the "Map of the Redevelopment Area," attached hereto as Exhibit A and incorporated by reference herein.

Section 2. The Planning Commission hereby approves the "Preliminary Plan for the Downtown Redevelopment Area" (the "Preliminary Plan") in the form attached hereto as Exhibit B and incorporated by reference herein.

Section 3. The Chairman of the Planning Commission is hereby authorized and directed to submit the Preliminary Plan to the City of Las Vegas Downtown Redevelopment Agency for the preparation of an official redevelopment plan for the proposed area.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 1986.

APPROVED:

By: _____
FRED KENNEDY

ATTEST:

By: _____
HAROLD P. FOSTER

AGENDA DOCUMENTATION

Date January 15, 1986

JAN 15 1986

TO:
REDEVELOPMENT AGENCY

FROM:
ASHLEY HALL
EXECUTIVE DIRECTOR

Ashley Hall

SUBJECT: CONSIDERATION OF A MOTION REFERRING THE PROPOSED REDEVELOPMENT PLAN
FOR THE DOWNTOWN REDEVELOPMENT AREA TO THE PLANNING COMMISSION FOR ITS
REPORT AND RECOMMENDATION

PURPOSE/BACKGROUND

In Item 6.A on this day's agenda, staff has been directed to prepare and submit a final Redevelopment Plan for the Downtown Redevelopment Area. Prior to submitting that Plan to the City Council for approval, the Redevelopment Agency is required by law to refer the Plan to the City Planning Commission for its Report and Recommendation. The motion being requested would direct staff, upon completion of the final Redevelopment Plan, to submit that plan directly to the Planning Commission without first returning it to the Redevelopment Agency for review. This will save time in not requiring a separate meeting for that purpose.

The Redevelopment Agency will then have an opportunity to review and approve the Final Redevelopment Plan after the Planning Commission makes its report.

FISCAL IMPACT

None.

RECOMMENDATIONS

It is the recommendation of the Executive Director that the Agency approve a motion as described above.

ASHLEY HALL, EXECUTIVE DIRECTOR
Agenda Item

000009

JAN 15 1986

EXHIBIT B

PLANNING COMMISSION

OF THE

CITY OF LAS VEGAS

PRELIMINARY PLAN

FOR THE

DOWNTOWN REDEVELOPMENT AREA

Prepared by the
City of Las Vegas
Department of Community Planning & Development

000010
JAN 15 1986

PRELIMINARY PLAN
FOR THE
DOWNTOWN REDEVELOPMENT AREA

I. DESCRIPTION OF THE BOUNDARIES OF THE REDEVELOPMENT AREA

The boundaries of the Redevelopment Area are as shown on the Redevelopment Area Map which is attached as Exhibit A.

II. GENERAL STATEMENT OF PROPOSED LAND USES

As a basis for the redevelopment of the Redevelopment Area, it is proposed that, in general, the land uses in the Redevelopment Area shall be the land uses that are permitted by and/or proposed in the City's General Plan as it currently exists and as it may subsequently be amended.

III. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

As a basis for the redevelopment of the Redevelopment Area, it is proposed that, in general, the layout of principal streets be as shown on the Redevelopment Area Map, including, but not limited to:

A. North-South Streets:

Main Street	Highland Drive
Las Vegas Boulevard	Eastern Avenue
Maryland Parkway	

B. East-West Streets

Bonanza Road	Washington Avenue
Fremont Street	Sahara Avenue
Charleston Boulevard	

Existing streets within the Redevelopment Area may be closed, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian or vehicular circulation.

IV. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

Standards for population densities shall be consistent with the densities established by the City of Las Vegas General Plan.

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JAN 15 1986

V. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES

As a basis for the redevelopment of the Redevelopment Area, it is proposed that, in general, building intensities be controlled by limits on: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of the total floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of the buildable areas on building sites; and (4) the heights of buildings. The land coverage, sizes and location of buildable areas should be limited as feasible to provide adequate open space.

VI. GENERAL STATEMENT OF PROPOSED BUILDING STANDARDS

As a basis for the redevelopment of the Redevelopment Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

VII. ATTAINMENT OF THE PURPOSES OF THE NEVADA COMMUNITY REDEVELOPMENT LAW

The purposes of the Nevada Community Redevelopment Law would be attained by the proposed redevelopment through some or all of the following: (1) the elimination of environmental deficiencies, including, among others, small and irregular lots, incompatible and uneconomic land uses, obsolete and aged building types and inadequate or deteriorated public improvements and facilities; (2) the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the expansion of employment opportunities; and (6) the provision of an environment for social and economic growth.

VIII. CONFORMANCE TO THE GENERAL PLAN OF THE CITY

This Preliminary Plan conforms to the General Plan of the City. This Preliminary Plan proposes a similar pattern of land uses and includes all highways and public facilities indicated by the General Plan.

000012
JAN 15 1986

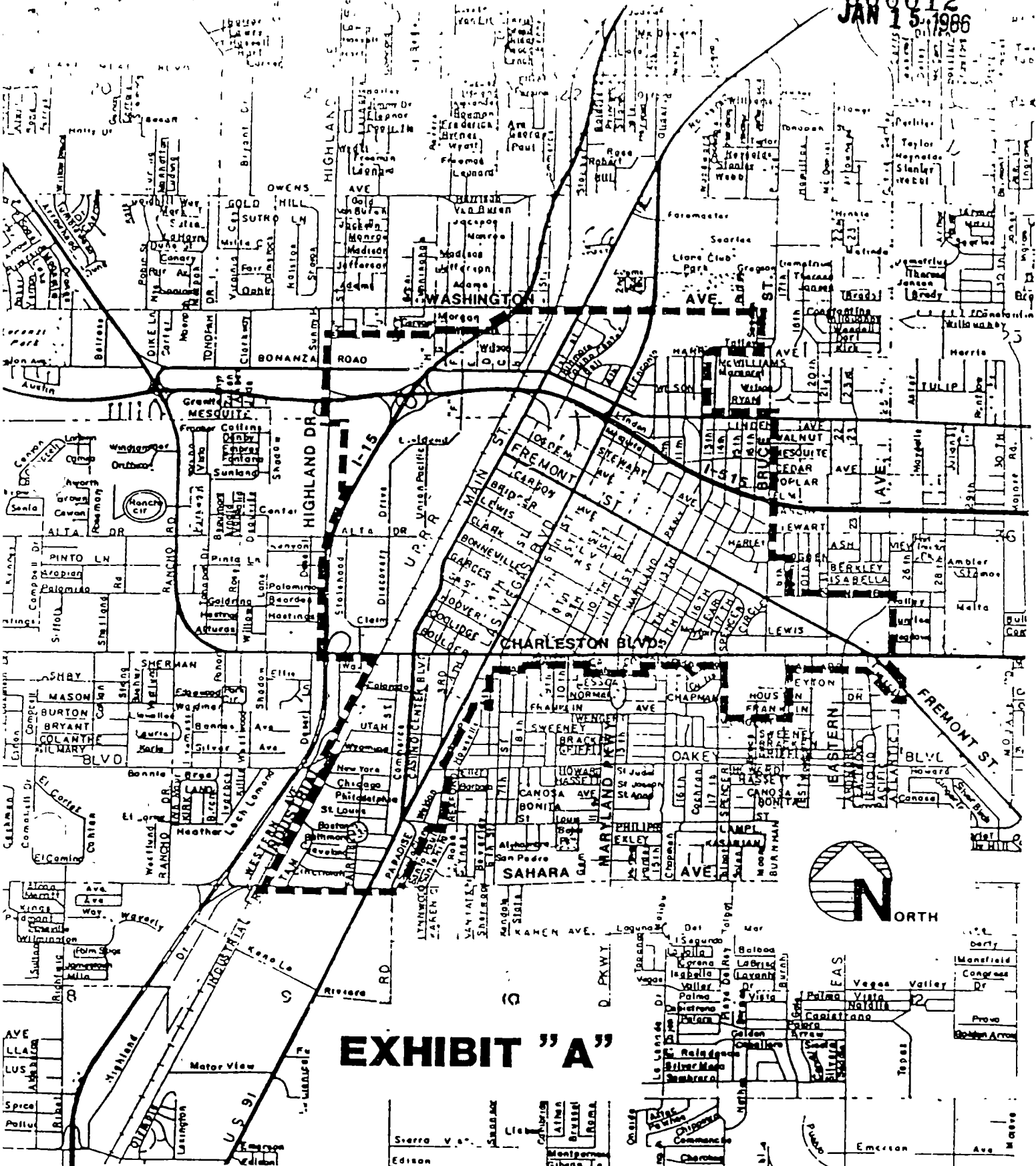


EXHIBIT "A"

MAP OF REDEVELOPMENT AREA