

**BOULDER CITY
REDEVELOPMENT PLAN**

**REDEVELOPMENT PLAN
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REDEVELOPMENT PLAN

For the

BOULDER CITY REDEVELOPMENT AREA

I. INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Redevelopment Area (the "Redevelopment Area") which is located in the territorial jurisdiction of the City of Boulder City (the "City"), State of Nevada. This Plan consists of text, the Redevelopment Area Map (**Exhibit "A"**), a Legal Description of the Redevelopment Area (**Exhibit "B"**) and the Blight Study (**Exhibit "C"**).

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

Implementation of this Plan by the City and the Redevelopment Agency of Boulder City is governed by the provisions contained in this Plan and also in accordance with the provisions and limitations contained in NRS 279.685, the Boulder City Charter and the Official Code of Boulder City, as they may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of the City of Boulder City. The term "Legislative Body" refers to the City Council of the City of Boulder City.

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

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Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

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

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

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Boulder City Planning Commission (the "City Planning Commission") on April 21, 1999.



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

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

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

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

- (1) elimination of areas suffering from economic dislocation and disuse in affected areas;



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



II. **REDEVELOPMENT AREA BOUNDARY AND LEGAL DESCRIPTION**

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



III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

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

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

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

B. Owner Participation and Business Reentry Preferences.

1. Owner Participation.

Owners of real property within the Redevelopment Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Redevelopment Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. The Agency will also extend participation opportunities to tenants within the Redevelopment Area.



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

The final decision concerning acquisition of real property by the Agency, if any, will be based upon the conditions existing at the time the Agency purchases property or enters into participation agreements.

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

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitations;
- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of the Redevelopment Area;
- (6) intensification of certain land uses;
- (7) the construction or expansion of public facilities.

2. Participation by Tenants.

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

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



3. Participation Agreements.

The Agency may require that, as a condition to participating in redevelopment hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as required by law necessary to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of an owner participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Redevelopment Area.

4. Implementing Rules:

The provisions shall be implemented according to the rules adopted by the Agency at its April 27, 1999 meeting and the same may be from time to time amended by the Agency.

C. Real Property Acquisition.

1. Acquisition of Real Property.

The Agency may acquire, but is not required to acquire, any real property located in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, or condemnation.

The Agency will not utilize the right of eminent domain to acquire real property, notwithstanding the provisions of Chapter 279 of Nevada Revised Statutes.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee simple.

D. Property Management.

During such time as property, if any, in the Redevelopment Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.



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

1. Assistance In Finding Other Locations.

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

2. Relocation Payments.

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

The Agency shall provide assistance for relocation and shall make all of the payments required in regulations adopted by the Director of the Department of Transportation pursuant to Nevada Revised Statutes Section 342.105 for programs or projects for which federal financial assistance is received to pay all or any part of the cost of that program or project.

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

1. Demolition and Clearance.

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



2. Public Improvements.

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

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

3. Preparation of Building Sites.

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

G. Property Disposition and Development.

1. Real Property Disposition and Development.

a. General.

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or



transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

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

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

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

b. Disposition and Development Documents.

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

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



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

c. **Development by the Agency or Other Public Bodies or Entities.**

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

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

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

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

d. **Development Plans.**

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes, as they are, or as they may be, amended from time to time. All development in the Redevelopment Area



must conform to City (as appropriate) and Agency design review procedures, including any Design Guidelines adopted by the Agency.

2. Personal Property Disposition.

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

H. Cooperation with Public Bodies.

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

1. Dedicate, sell convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment area.
3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinance.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any handler of such bonds.

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



IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area Map and Major Redevelopment Area Land Uses.

The Redevelopment Area Map attached hereto as **Exhibit "A"** illustrates the location of the Redevelopment Area boundaries, identifies the major streets within the Redevelopment Area, and designates the major land uses authorized within the Redevelopment Area by the City's current Master Plan. The City will from time to time update and revise its Master Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Redevelopment Area shall be as provided within the City's Master Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. Other uses may be authorized from time to time by Master Plan amendments.

B. Other Land Uses.

1. Public Rights-of-Way.

Major public streets within the Redevelopment Area are generally described as follows:

- (1) Nevada Highway
- (2) Arizona Street
- (3) Wyoming Street
- (4) Adams Extension
- (5) Buchanan Boulevard
- (6) Industrial Road
- (7) Yucca Road
- (8) Wells Road

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

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

2. Other Public, Semi-Public, Institutional and Non-Profit Uses.

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities,



libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and as permitted under the Master Plan.

C. Interim Uses.

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

D. Nonconforming Uses.

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

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

E. General Controls and Limitation.

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

1. Limitation on the Number of Buildings.

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

2. Number of Dwelling Units.

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



3. **Limitations on Type, Size and Height of Buildings.**

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the City's Master Plan and applicable federal, state and local statutes and ordinances.

4. **Open Spaces, Landscaping, Light, Air and Privacy.**

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

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

5. **Utilities.**

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible, as determined by the Agency.

6. **Incompatible Uses.**

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

7. **Public Uses.**

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

8. **Other Covenants, Conditions and Restrictions.**

Under exceptional circumstances, the Agency is authorized to permit minor variations from the limits, restrictions and controls



established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of the Plan.

F. Design Guidelines.

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

G. Building Permits.

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

H. Nondiscrimination and Nonsegregation.

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



V. **METHOD OF FINANCING THE AREA**

A. **General Description of the Proposed Financing Method.**

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

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

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

B. **Tax Increment Funds.**

All taxes levied upon taxable property within the Redevelopment Area each year, by or for the benefit of the State of Nevada, the County of Clark, the City of Boulder City, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the latest effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Area as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in the Redevelopment area on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in



determining the assessed valuation of the taxable property in the Redevelopment Area on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.

2. Except as otherwise provided in paragraphs 3 and 4, that portion of the levied taxes each year in excess of the amount set forth in paragraph 1 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in the Redevelopment Area exceeds the total assessed valuation of the taxable property in the Redevelopment Area shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in the Redevelopment Area must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated pursuant to the provisions of Section VIII and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Redevelopment Area must be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected, must be paid into the debt service fund of that taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 15 percent (15%) of the total assessed valuation of the City.



If the revenue paid to the Redevelopment Agency must be limited pursuant to the above paragraph, and the Redevelopment Agency has more than one Redevelopment Area, the Redevelopment Agency shall determine the allocation of each Redevelopment Area. Any revenue which would be allocated to the Redevelopment Agency but for the provisions of this section must be paid into the funds of the respective taxing agencies.

For the purposes of this section, the assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15th immediately preceding the effective date of the ordinance.

C. Agency Bonds.

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

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the state or any of its political subdivisions and neither the City, the state or any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. Time Limit on Issuing Securities or Establishment of Indebtedness.

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 20 years after the date on which the Redevelopment Plan is adopted, except that the Agency may enter into leases or incur indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated and the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

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



E. Other Loans and Grants.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in the Redevelopment Area. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.



VI. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight.



VII. ENFORCEMENT

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



VIII. DURATION OF THIS PLAN

The provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 30 years from the effective date of the ordinance adopting this Plan by the Legislative Body.



IX. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Nevada Revised Statutes, or by any other procedure hereafter established by law.



X. SEVERABILITY

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



EXHIBIT "A"

Boulder City Redevelopment Area

REDEVELOPMENT AREA MAP



Redevelopment Area Boundary

Overview of Entire City

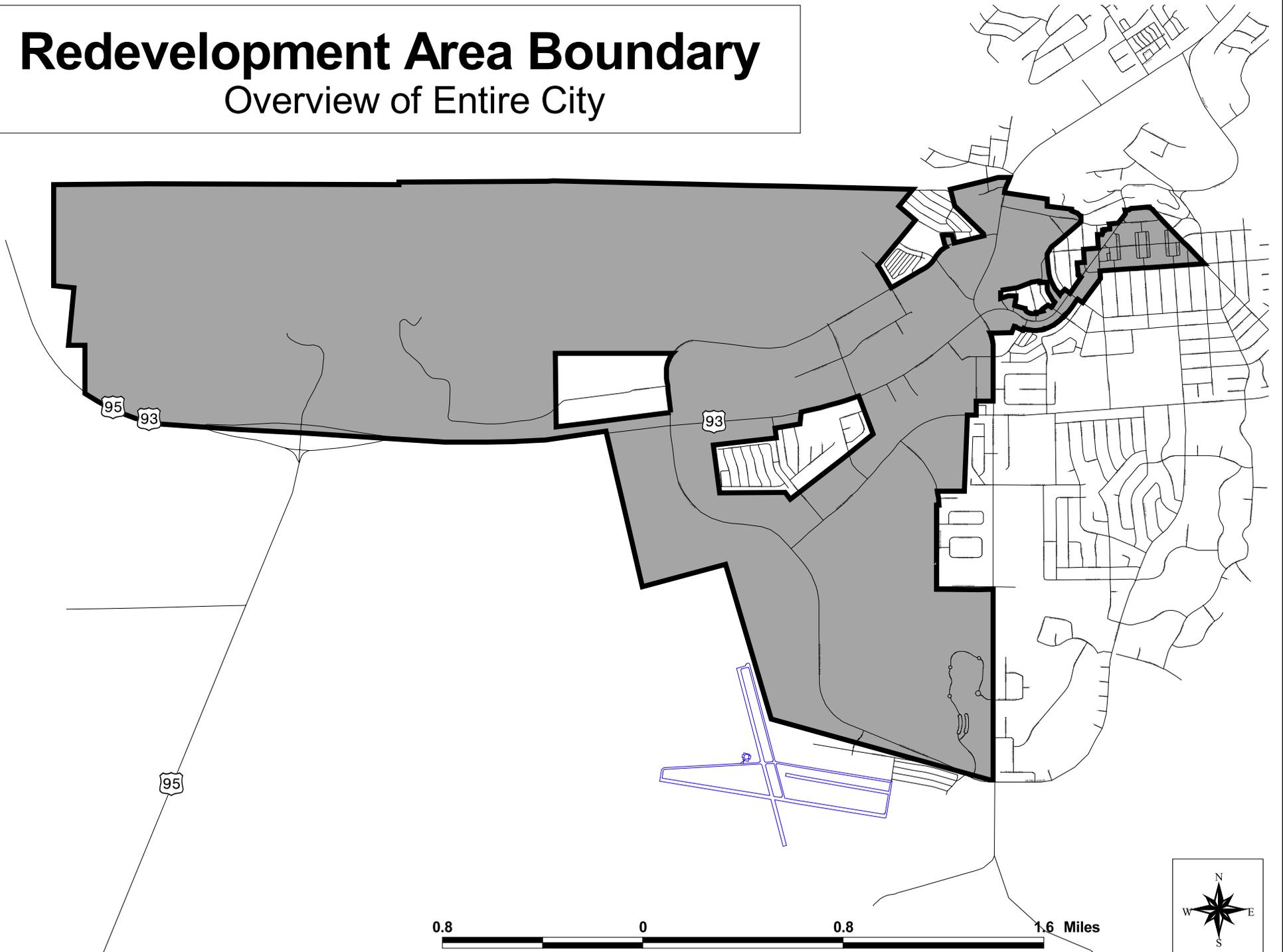


EXHIBIT "B"

Boulder City Redevelopment Area

LEGAL DESCRIPTION



5/3/99

BOULDER CITY REDEVELOPMENT BOUNDARIES

LEGAL DESCRIPTION

All properties east of Buchanan Boulevard and Canyon Road shall be described as "SECTOR A".

All properties west of Buchanan Boulevard and Canyon Road shall be described as "SECTOR B".

"SECTOR A"

Lot and Block - B. C. Town

Block #	Lots
2	15 & 16
6	All
10	4-11, 26-33, 39
12A	All
13B	5, 10 & 10A and Parcel Map - File 15 - Page 17
14	7-10, 19-23
15A	All
15B	All
17	12-14 & So. 1/2 15
18	All
19	All
20	All
21	1, 2, 4, 6, 8, 10-16, 18, 20, 22, 24, 26, 28-30
22	1-16, 18
27	All
40A	All
47	1-8
48	1-7, 11
49	1-4, 12-15
50	All
116	1-4, 6, 7
117	1A, 1-4
118	1A, 1B, 1C, 1D, 1-9

B. C. #89 - Joshua Tree Plaza (Albertson's Shopping Center)
Cardenas Plaza (Boulder Dam Hotel)
North Escalante Plaza (Park west of City Hall)
South Escalante Plaza (Park west of Police Department)
Coronado Plaza (B. C. Library)
U.S.B.R. - 500 Date St. (Plot A, B and Railroad Access)

METES & BOUNDS

Beginning at the Northwest corner of Lot 16, Block 2, Boulder City Town; thence in a northerly direction approximately 30 feet; Thence in a westerly direction approximately 540 feet to a point, said point being approximately 195 feet north of the centerline of Colorado Street; Thence in a northerly direction approximately 160 feet to the Southeast corner of Tract 52; Thence along the South boundary of Tract 52 to the Southwest corner of said tract; Thence in a westerly direction 800 feet to a point, said point being approximately 275 feet north of the centerline of Colorado Street; Thence in a westerly direction approximately 790 feet to a point on the west right-of-way of U. S. 93; Thence northeasterly along said right-of-way approximately 310 feet; Thence leaving said right-of-way in a westerly direction approximately 350 feet to a point, said point being the northeast corner of a parcel of land as shown on a Record of Survey, File 51 - Page 59, known as "Lake Mead National Park Service Warehouse Property"; Thence along the north property line in a westerly direction approximately 850 feet; Thence along the westerly property line, in a southerly direction, a distance of approximately 350 feet; Thence in a southeasterly direction approximately 900 feet to the centerline of Industrial Road; Thence southwesterly along said centerline of Industrial Road approximately 1160 feet to the centerline of Canyon Road; Thence southerly along said centerline of Canyon Road approximately 1550 feet to the intersection of U. S. 93 and Canyon Road; Thence northerly along the centerline of U. S. 93 approximately 2100 feet to the intersection of Colorado Street; Thence along said centerline of Colorado Street in an easterly direction approximately 1450 feet to the west line of Lot 16 - Block 2; Thence in a northerly direction approximately 160 feet to the point of beginning.

"SECTOR B"

Beginning at the intersection of Canyon Road and Industrial Road; Thence westerly along the centerline of Industrial Road approximately 1120 feet to the intersection of Wells Road; Thence along said centerline of Wells Road in a northwesterly direction approximately 1050 feet to a point on the centerline of a Southern California Edison Company Easement; Thence along said centerline in a northeasterly direction approximately 1700 feet; Thence leaving said centerline in a westerly direction approximately 6800 feet to a point, said point being corner No. 4 BCPFR as shown on Boulder City Plat of City Limits, No. X-300-461; Thence in a westerly direction along the corporate limit line approximately 10,060 feet to corner No. 3 BCPFR; Thence leaving said north line along the westerly corporate limits the following courses, southerly approximately 2250 feet, westerly approximately 480 feet, southeasterly approximately 1200 feet, easterly approximately 200 feet, southerly approximately 1100 feet to a point on the centerline of U. S. 93-95; Thence leaving said west Corporate Limit Line along the centerline of U. S. 93 in an easterly direction approximately 10,500 feet; Thence leaving said U. S. 93 centerline in a southeasterly direction approximately 3400 feet; Thence in an easterly direction approximately 1000 feet to the Northwest corner of the Airport Boundary as shown on file 45 page 62 of Records of Survey; Thence N. 75° 00' 00" E. along said northerly boundary a distance of 800.12 feet to a point; Thence leaving said northerly boundary of said airport S. 15° 00' 00" E. along the easterly line of airport boundary a distance of 3425.33 feet; Thence continuing along said boundary S. 80° 43' 00" E. approximately 4650 feet to a point on the centerline of Buchanan Boulevard; Thence due north along the centerline of Buchanan Boulevard approximately 3600 feet to the centerline of Gingerwood Parkway, Thence leaving said centerline of Buchanan Boulevard in a westerly direction approximately 1150 feet to the centerline intersection of Bristlecone Drive; Thence North along said Bristlecone centerline approximately 2000 feet to a point on the north line of B. C. No. 88 - Arctic Desert View Estates; Thence along the north line of said subdivision in an easterly direction along the northerly line of said subdivision approximately 550 feet to a point, said point being the southwest corner of B. C. No. 16, Coronado Estates; Thence along the westerly line of said subdivision in a northerly direction approximately 1600 feet to the centerline of Adams Boulevard; Thence along the centerline of Adams Boulevard in an easterly direction approximately 180 feet to the centerline of Walnut Drive; Thence northerly along the centerline of Walnut Drive approximately 250 feet; Thence leaving said centerline in an easterly direction approximately 360 feet to a point on the centerline of

Buchanan Boulevard; Thence in a northerly direction along said centerline approximately 1850 feet to a point of intersection with U. S. 93/Nevada Highway; Thence leaving said centerline in a northeasterly direction along the centerline of U. S. 93 (Truck Route) approximately 330 feet to the intersection of Canyon Road; Thence along said centerline in a northerly direction approximately 1260 feet to the intersection of Canyon Road and Industrial Road, said intersection being the point of beginning.

Excepting therefrom the following Subdivisions, Tracts and Metes and Bounds as described below:

B. C. #18 - Valley View Estates - Book 11, Page 93

B. C. #34 - Mountain Vista Mobile Home Estates - Book 18, Page 59

Tract 133 - Southerly 200 feet of 133A. All 133B & 133C -

Gingerwood Trailer Park

Tract 278 - Southern Nevada Veterans Home

Metes and Bounds:

Beginning at the Southwest corner of B. C. #34, Mountain Vista Mobile Home Estates, said point being on the centerline of Gingerwood Street; Thence in a southeasterly direction along said centerline approximately 170 feet; Thence leaving said centerline in a northeasterly direction approximately 1200 feet; Thence in a northwesterly direction approximately 300 feet to the south line of B. C. #34; Thence along said south line in a southwesterly direction approximately 1300 feet to the point of beginning.

EXHIBIT "C"

Boulder City Redevelopment Area

BLIGHT STUDY



III. BLIGHTING STUDY

A. APPROACH AND METHODOLOGY

Data about the characteristics of the Redevelopment Area that exhibit various categories of blight included in NRS 279.388 were collected and organized. The legal requirements for determining blight are described below. Both primary and secondary data sources were used to quantify existing conditions in the Redevelopment Area. The primary method for evaluating the existence and prevalence of conditions that characterize blight in the Redevelopment Area was a field survey of existing physical conditions of each parcel as observed from the public right-of-way, conducted on February 27, March 6, and March 27, 1999. Both physical and economic blight indicators were observed in the field survey. These blight indicators include: defective design; code violations; faulty arrangement of spacing of buildings; deterioration and dilapidation of structures, and economic maladjustment. Secondary data sources include Clark County Assessor records and interviews with Boulder City staff.

The results of the field survey and secondary data collection are presented, matched with the relevant criteria, defined in NRS 279.388 (the blight conditions from NRS 279.388 are shown in the table on the following page and summarized in the appendix).

Pictures and slides of every parcel within the Redevelopment Area boundaries were taken. The purpose is to provide a permanent, visual record of the influence of blight within the area. Also, a list of the year each building was constructed was provided to document instances of age and obsolescence.

According to NRS 279.388, a redevelopment area must be characterized by parcels containing one or more of the blight factors shown in the table on the following page.

B. IDENTIFIED BLIGHT CHARACTERISTICS

The Blight Study describes each of the categories of blighting conditions from NRS 279.388 along with the applicable data that demonstrate the existence of blight in the Redevelopment Area. The **bold face** headings provide a summary of the blight category from the law, and the complete description of the blight category from the law is provided in *Italics*. A detailed explanation of the elements which comprise blight is provided in the appendix.

A summary of blight conditions found in the Redevelopment Area is provided in **Table #2** and **Map #3**. **Table #2** indicates that 233, or 64% of the buildings in the redevelopment area had at least one blight characteristic, and 19 of the 27 vacant parcels (70%) are characterized by blight. In total, 252 of 391 parcels (65%) within the proposed Redevelopment Area meet the definition of blight. **Map #1** shows the general locations of these buildings and properties.



According to NRS 279.388, a blighted area is characterized by one or more of the following factors:

1. The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
 - a. Defective design and character of physical construction.
 - b. Faulty arrangement of the interior and spacing of buildings.
 - c. Overcrowding.
 - d. Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
 - e. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
2. An economic dislocation, deterioration or disuse, resulting from faulty planning.
3. The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
4. The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
5. The existence of inadequate streets, open spaces and utilities.
6. The existence of lots or other area which may be submerged.
7. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.
8. A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
9. A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."

Unfit or Unsafe Buildings or Structures

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

This category of the law deals with the physical condition of buildings in the Redevelopment Area. It includes subcategories that describe specific indicators of blight: defective design and physical construction; faulty arrangement of interiors and spacing of buildings; overcrowding; inadequate provisions for ventilation, light, sanitation, open spaces, and recreational facilities; and age and obsolescence of structures. Each of these categories is discussed below.



TABLE #2
SUMMARY OF BLIGHT CONDITIONS

CHARACTERISTICS	Number of Buildings, or Vacant Parcels Exhibiting Relevant Blight Characteristics	Total Buildings, or Vacant Parcels	Percentage of Total Buildings, or Vacant Parcels
BUILDING CHARACTERISTICS:			
1a. Defective Design and Physical Construction	165	364	45%
1b. Faulty Arrangement and Spacing of Buildings	200	364	55%
1c. Overcrowding	104	364	29%
1d. Inadequate Ventilation, Light, Sanitation, Open Spaces, Etc.	113	364	31%
1e. (i) Age and Obsolescence, Shifting of Uses	90	364	25%
(ii) Deterioration and Dilapidation	146	364	40%
(iii) Mixed Character, Shifting of Uses	65	364	18%
2. Economic, Deterioration, Dislocation or Disuse Resulting from Faulty Planning	56	364	15%
3. Lots of Irregular Form, Shape or Inadequate Size for Proper Usefulness	71	364	20%
PHYSICAL CHARACTERISTICS:			
4. Physical Characteristics of the Ground Contours.	0	364	0%
5. Inadequate Streets, Open Space and/or Utilities	0	364	0%
6. Property in Flood Plains	0	364	0%
ECONOMIC MALADJUSTMENTS:			
7. Impaired Investments and Economic Maladjustment (Vacant Parcels)	19	27	43%
8. Lack of Proper Utilization of Parts of the Area Resulting in Unproductive Condition of the Land (Vacant Parcels)	7	21	33%
9. Loss of Population	0	364	0%
Total of All Buildings With Blighting Conditions	233	364	64%
Total of All Vacant Parcels With Blighting Conditions	19	27	70%
Total of All Properties With Blighting Conditions	252	391	65%

Defective Design and Physical Construction

1 (a) *Defective design and character of physical construction.*

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design. Such buildings can present safety hazards, be functionally inefficient or facilitate their own deterioration. Defects may exist from the moment a given building is completed; or, they may evolve as occupants attempt to accommodate change in uses within the building or within surrounding buildings over time.

Conditions of defective design can be manifested in a number of ways, and can include inappropriate exterior building materials, unsafe exterior canopies which are a potential fire hazard, or a building that is of inadequate size for the intended use, or exterior retrofit of utilities, such as electrical and water systems. A faulty addition to a building can also be considered defective design if it impedes the functionality of the original structure, or if it does not complement, or is inconsistent with, the original design.

The field survey of buildings in the Redevelopment Area and discussions with Boulder City building officials included identifying conditions of defective design. As shown in **Table #2** there are 165 instances of defective design (over 45%) located in the Redevelopment Area. **Photo Plate #1** displays buildings in the Redevelopment Area which have faulty canopies which is one of the conditions of defective design. **Photo Plate #2** reveals electrical lines strung in such a manner as to be fire hazards.

Faulty Arrangement of Interiors and Spacing of Buildings

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

The field survey was conducted from public rights-of-way, and did not include an assessment of interior spaces. There were no available secondary data sources for this information. Indicators of faulty exterior arrangement and spacing of buildings include inadequate setbacks and side yards resulting in fire hazards, inadequate loading, inadequate on-site parking areas, excessive lot coverage, and exposed outdoor storage and/or production.

Overall, **Table #2** indicates that 200 parcels, or 55 percent of all parcels in the Redevelopment Area, have instances of faulty arrangement and spacing of buildings with particular concern for the 104 mobile homes in the Boulder City Trailer Park.

Overcrowding

1 (c) *Overcrowding*

Overcrowding generally indicates housing which has densities that are too high by today's standards. Conditions of overcrowding often lead to populations which are packed into limited space resulting in social and economic problems.

Boulder City's redevelopment area contains 141 residential units. Single family homes comprise 11 of these units, while Cherry Lynn Apartments has 26 and the Boulder City Trailer Park contains 104 mobile homes. All of the mobile homes exhibit overcrowding resulting in a serious density problem.



PHOTO PLATE #1



PHOTO PLATE #2



Inadequate Provision for Ventilation, Light, Sanitation, Open Spaces and Recreational Facilities

1 (d) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.

Several indicators of inadequate provision for ventilation and light were found during the field survey. A typical indicator of inadequate ventilation and light includes building walls with windows placed too close together so that air and light cannot reach the windows.

Although there were a limited number of businesses where provisions for ventilation and light were inadequate, 113 buildings (31% percent), including all of those in the Boulder City Trailer Park, were found to have walls so close together they met this characteristic of blight.

Age, Obsolescence and Deterioration

1 (e) (i) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

1.e.(i) Age and Obsolescence of Structures

Age refers to buildings and structures of older construction that have not been renovated or upgraded to: eliminate deterioration; modernize heating, ventilation, plumbing or electrical system; or remedy code or other legal violations or inadequacies. Obsolescence refers to an outdated building design and layout, or site plan, that is no longer useful or economically viable given present-day standards or market needs. Such buildings may encourage marginal uses or become neglected and pose safety hazards. Many of the buildings in Boulder City meet this criterion due to the substantial number built at the same time as construction of Hoover Dam.

To quantify age and obsolescence, a review of the date of construction for each building in the redevelopment area was completed. As demonstrated in **Table 3**, 18 or 5% were over 60 years old, 90 or 25% were in excess of 50 years old and 112 or 31% exceeded 40 years in age. The visual inspection indicated there had been little upgrading or rehabilitation of these structures resulting in a need for extensive modernization to meet present day standards.

1.e.(ii) Deterioration and Dilapidation

Dilapidation and deterioration are characteristics of buildings or structures. The rating categories used in the field survey, as well as discussions with Boulder City staff, to assess building conditions are generally defined as follows:

Buildings rated as excellent or good condition ("A") are in need of little or no maintenance;

Buildings rated as deferred maintenance ("B") need minor improvements such as paint or other exterior cosmetic repairs;

Buildings rated as moderate rehabilitation ("C") need a substantial amount of improvement such as a new roof, exterior siding, foundation repairs, etc.; and



Buildings rated as extensive rehabilitation ("D") are very poorly maintained, have significant structural damage and need several major repairs.

Structures that were assigned a rating of "C" or "D" are dilapidated or deteriorated. Deteriorated buildings which have not been properly maintained by property owners and tenants are a hindrance to attracting new development to the Redevelopment Area. Existing property owners and prospective developers are often discouraged from investing in an area where deterioration is prevalent, because security in their investment is uncertain. The presence of properties which exhibit signs of deterioration may also deter owners of neighboring properties from improving or even maintaining their properties, if it appears that any benefits which might accrue to their properties will be diminished or negated due to the condition of surrounding properties. This presents a risk in terms of possible decreases in property values if deteriorated conditions are permitted to persist, as the results of the survey suggest.

As shown in **Table #4**, the results of the survey indicate that 311 of the 364 buildings in the Redevelopment Area, or 85 percent of all buildings, are in need of some form of maintenance, i.e., they had a condition rating of B, C, or D. Of these buildings, 146, or 40 percent, are in need of moderate to extensive rehabilitation (a condition rating of C or D). More specifically, a large number of units requiring a significant degree of maintenance exists in the Boulder City Trailer Park. **Photo Plate #3** provides examples of deteriorated/dilapidated buildings in the Redevelopment Area.

1.e.(iii) Mixed Character, Shifting of Uses

The terms "Mixed Character" and "Shifting of Uses" refer to a use in a building that was not intended for that building, and consequently the building is usually poorly adapted and inefficient. This is considered a blighting characteristic because it can lead to incompatible uses, and increased deterioration if buildings are put to more rigorous use than originally intended.

There are a considerable number of mixed character and shifting of uses due to the overall age of buildings in Boulder City. The fact that much of the town was built in the 1930's, 1940's, and 1950's means present day standards for plumbing, heating, electrical systems, ventilation, etc. are often lacking. In addition, renovations and repairs are often avoided as these past practices have usually been grandfathered. A total of 65 instances of mixed character or shifting of uses was noted representing 18% of the total.

Faulty Planning

2. *An economic dislocation, deterioration, or disuse resulting from faulty planning. Evidence of faulty planning in Boulder City centers on uses which detract from the image of the City due to the lack of aesthetic appeal to buildings located on the main highway into town which, in turn, negatively impacts the tourist market. Also, faulty planning results from buildings containing uses which are incompatible with adjacent uses.*

A total of 22 buildings (9%) are characterized as requiring upgrades to increase their aesthetic appeal. Also, 34 buildings (26%) represent uses which are incompatible with adjacent structures. Accordingly, 56 structures or 15% exhibit characteristics of faulty planning.



TABLE #3

AGE OF BUILDINGS WITHIN THE BOULDER CITY REDEVELOPMENT AREA

<u>Age</u>	<u>Number of Buildings</u>	<u>Percent of All Buildings</u>
Built prior to 1940	18	5%
Built prior to 1950	90	25%
Built prior to 1960	112	31%



TABLE #4

CONDITION OF BUILDINGS WITHIN THE BOULDER CITY REDEVELOPMENT AREA

Condition	Number of <u>Buildings</u>	Percent of All <u>Buildings</u>
A Building in excellent or good condition	53	15%
B Deferred maintenance/minor Improvements	165	45%
C Moderate rehabilitation/substantial Improvements	108	30%
D Extensive rehabilitation/structural Damage /major repairs	38	10%
TOTAL	364	100%



Lots of Irregular or Inadequate Shape or Size

3. *The subdivision and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.*

The economic viability of an area is reduced when it contains a number of lots of inadequate size for proper usefulness and development. This situation is commonly the result of historical subdivision and development patterns, as well as shifting economic trends in commercial sectors (e.g., shifts in the demand for goods and services). Adequate parcel size and dimension are necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance, but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, circulation, and parking space. Parcels not able to meet these conditions may require that potential investors acquire adjacent properties (which may not be for sale) or forego rehabilitation or development of a property in lieu of an attractive site of adequate size and dimensions. Section 279.388 of the NRS considers the "subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development" a characteristic of a blighted area.

As indicated in **Table #2**, there were 71 buildings, or 20% of the total, which would be inadequate to build on by today's standards.

Disregard to Contours or Physical Conditions

4. *The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.*

Lots in the Redevelopment Area are generally level with little variation in contour meaning no cases of inadequate contours were identified.

Inadequate Streets, Open Space and Utilities

This blighting characteristic refers to the presence of parcels that, because of their layout, create problems with, or do not take advantage of, opportunities presented by the topography of an area.

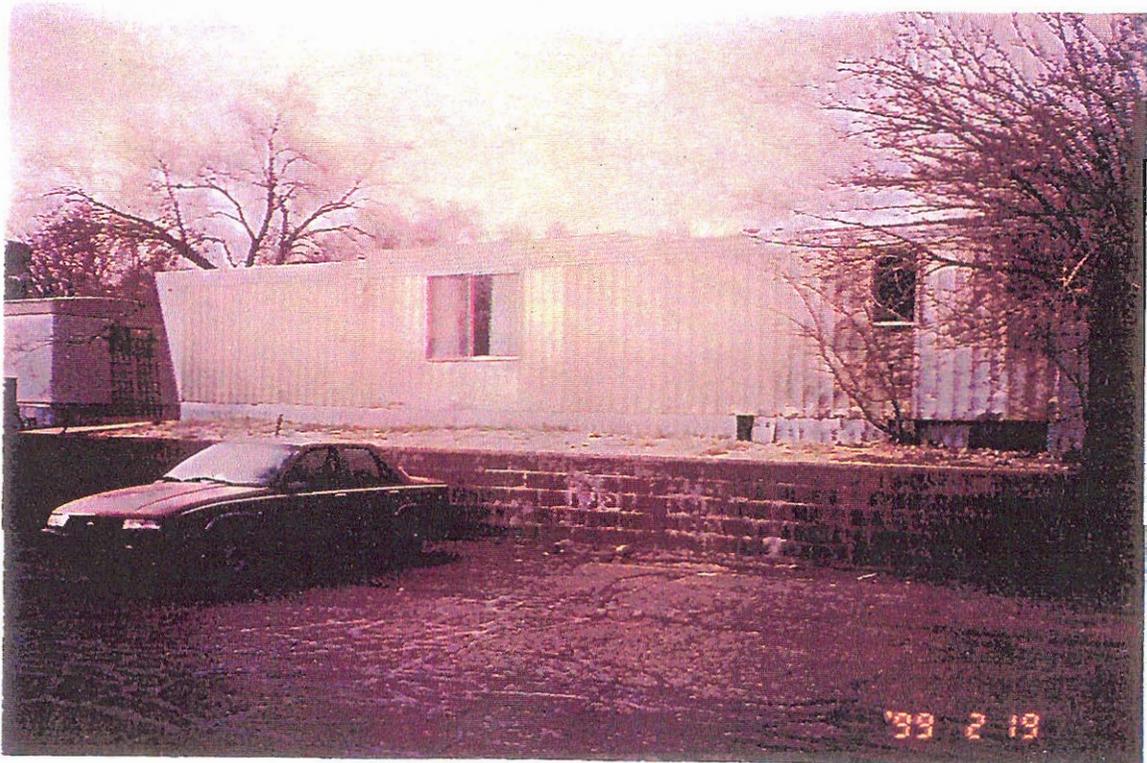
5. *The existence of inadequate streets, open space and utilities.*

Section 279.388 of the NRS states a blighted area may also be characterized by the existence of inadequate public streets, open space or utilities. Inadequate streets are defined as those that lack the capacity to carry the existing or anticipated vehicular traffic, or provide inadequate access to an area. Inadequate open space refers to a lack of sufficient parks and recreation areas. Inadequate utilities means that an area lacks or is poorly served with electricity, gas, telephone or other services necessary for successful development.

There is no information that identifies inadequate streets although Boulder City is currently completing street improvements designed to slow the movement of vehicles through the downtown. A lack of open space and recreational opportunities has not been identified as an issue in the redevelopment area. The area also seems to be adequately served by utilities.



PHOTO PLATE #3



Possible Submerging

6. *The existence of lots or other areas which may be submerged.*

No instances of flooding or flood prone areas was uncovered.

Depreciated or Deteriorating Values

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

Conditions where assessed values have been declining or failing to keep pace with those in other comparable locations indicates a lack of investment by existing property owners and outside investors.

This condition is a major concern in Boulder City. Unlike other cities in Nevada, Boulder City is unable to sell property in excess of one acre to be privately developed without a public vote. Because of Boulder City's slow growth philosophy, developers tend to shy away from substantial development projects, meaning little new development has occurred. Combining this fact with the increasing cost of local government means the City has become increasingly pressed to generate the revenues necessary to provide basic services. In short, Boulder City exhibits a unique, but very serious, case of impaired investment opportunities resulting in tax receipts which will soon be inadequate to cover the cost of public services.

While it may not be extremely obvious, there is an ominous trend of new vacancies in retail and office space in Boulder City. A recent field survey revealed 31 vacancies which represents approximately 24% of the 130 retail and commercial properties in Boulder City. Considered in perspective, this is a very serious trend as Clark County is the fastest growing county in the country and elsewhere in the metropolitan area retail and office space is invariably leased the moment it comes on the market. More distressing is the type of properties which have become available in the past several years. The Boulder Dam Hotel went bankrupt several years ago and has only recently reopened as a restaurant. This hotel was the focal point of the community since its construction in 1934. A non-profit group now owns this property and has plans to reopen the hotel rooms, but its long-term economic viability remains questionable. A similar community landmark, the Boulder Theatre, closed last year and remains shuttered. This movie theatre was in continuous operation since its construction in 1938 and is typical of the competitive pressures businesses are having as the commercial periphery of the Las Vegas Metropolitan area expands closer to Boulder City.

Within the redevelopment area there are a minimum of 19 parcels (70%) totaling 1,470 acres which are vacant and are considered to be blighted because of impaired investment.

Growing or Total Lack of Proper Utilization

8. *Growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.*



This factor refers to the existence of one or more conditions (such as declining or slowly growing property values, or vacant land dispersed among developed properties) that indicate the economic health of an area is declining or stagnating, and that by themselves, or in combination with other physical or social conditions, prevent the private marketplace from economically using, maintaining, upgrading, developing or redeveloping the area. As previously mentioned, Boulder City illustrates the classic example of a community whose tax base is stagnating jeopardizing the city's health, safety and welfare.

The economic health of Boulder City is likely to erode unless new tax revenues are generated (See **Table #1**). Development of portions of the previously mentioned 1,470 acres as part of a Redevelopment Plan would contribute to stabilizing Boulder City's economy. In total, 19 out of 27 vacant parcels within the redevelopment area are not properly utilized.

Loss of Population or Use

9. *Loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.*

While the population of Boulder City has not declined, compared to the phenomenal growth of the remainder of Clark County, its stagnation is significant. Further, deterioration is just beginning and will only increase without a redevelopment agency. However, no specific parcels can be considered to have resulted in declining population.



BLIGHT SERIES AREA MAPS



Boulder City Redevelopment Boundaries



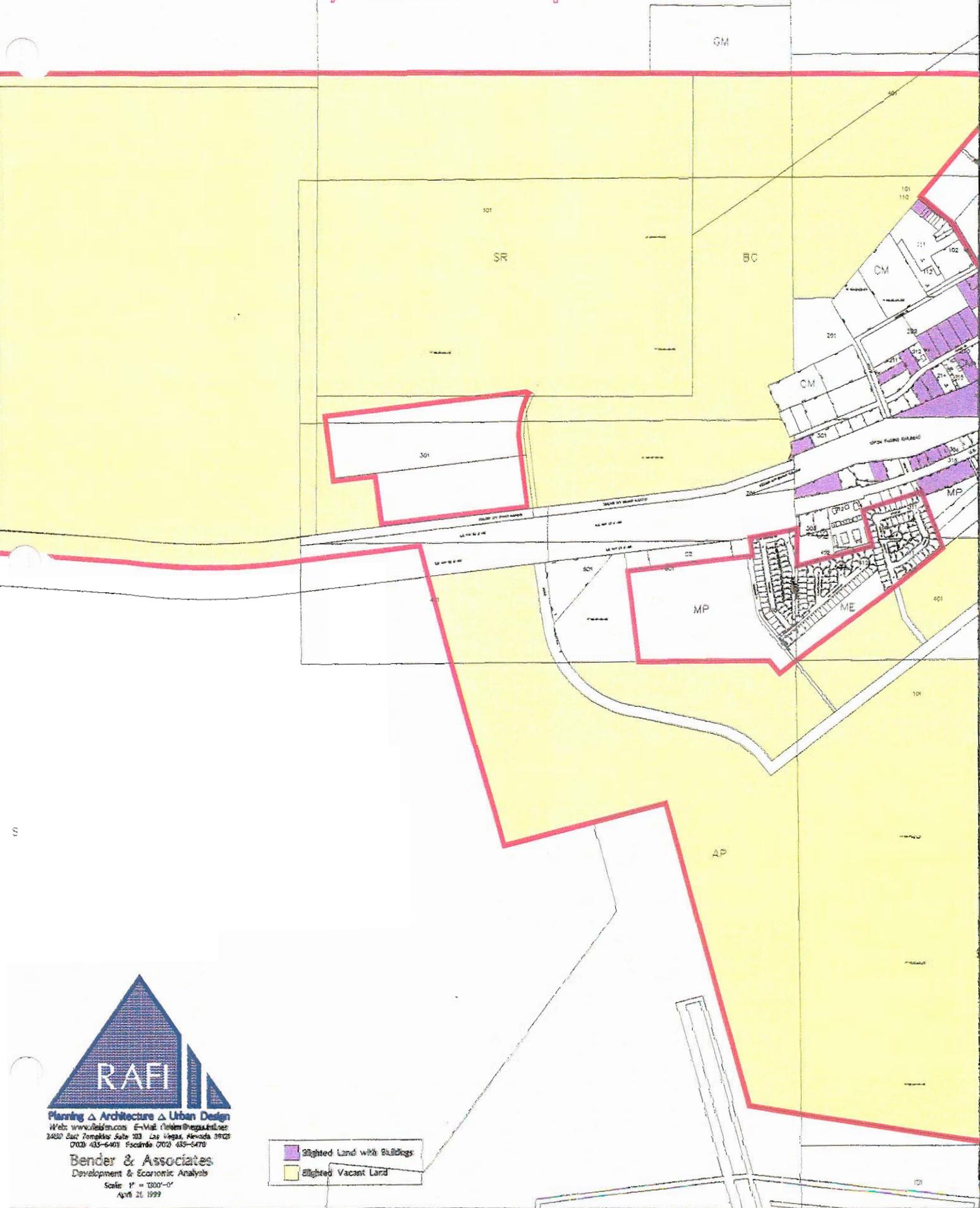
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Bender & Associates
Development & Economic Analysis

Scale: 1" = 1000'-0"
April 21, 1999

	Blighted Land with Buildings
	Blighted Vacant Land

Boulder City Redevelopment Boundaries



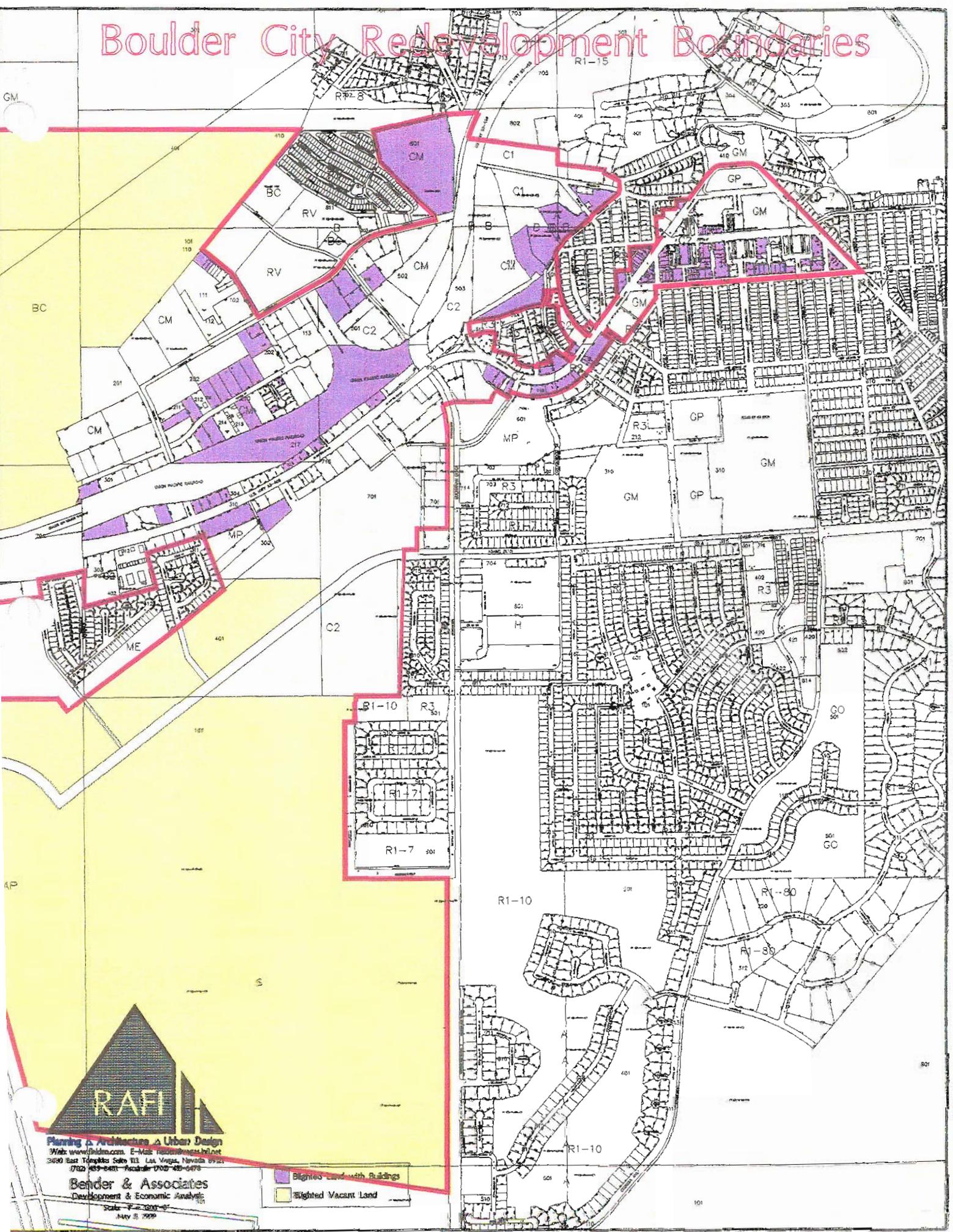
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Bender & Associates
Development & Economic Analysts

Scale: 1" = 1000'-0"
April 21, 1999

 Eligible Land with Buildings
 Eligible Vacant Land

Boulder City Redevelopment Boundaries



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Bender & Associates
Development & Economic Analysis
Scale: 1" = 2000'
MAY 2, 1999

■ Sighted Land with Buildings
■ Sighted Vacant Land