

INSPIRING SPRING MOUNTAIN: CORRIDOR IMPROVEMENT GRANT PROGRAM

Program Overview

The Inspiring Spring Mountain: Corridor Improvement Grant Program is a signature initiative of the Clark County Redevelopment Agency (RDA) designed to reduce urban blight. It empowers property owners and commercial tenants to make visible, lasting improvements to buildings, facilities and structures located within the Spring Mountain Corridor when no other reasonable means of financing those improvements are available.

The program provides financial support for projects that further the purposes of the Redevelopment Area and demonstrate a clear public benefit consistent with NRS 279.486(4). In making this determination, funded projects are expected to:

- Encourage the creation of new small businesses and promote the success of existing legacy businesses
- Create jobs or other business opportunities for nearby residents
- Improve safety, lighting, and mobility to increase levels of activity in the Redevelopment Area
- Catalyze improvements to other nearby buildings within the Redevelopment Area
- Advance the goals of the Inspiring Spring Mountain Plan by strengthening Chinatown's role as a regional cultural destination and aligning physical improvements with community vision and cultural identity.

Through a competitive application process, eligible applicants can receive up to \$75,000 in matching grant funds to implement improvements that enhance facades, exterior lighting, safety, circulation, and placemaking. A total of \$1,500,000 has been allocated to this program.

Eligible Improvements

Projects shall include only exterior enhancements that visibly improve the corridor's safety, aesthetics, and cultural identity. Example of such improvements include, without limitation:

Facade & Storefront Enhancements

- Exterior painting, cladding, or restoration of architectural details
- Window and door replacement (energy-efficient, ADA-compliant)
- New or rehabilitated signage (bilingual signage strongly encouraged)
- Architectural and accent lighting for facades
- Canopies, awnings, or outdoor shade structures
- Decorative landscaping and planters visible to the public realm
- Power washing and exterior cleaning of storefronts

Safety, Lighting & Circulation Improvements

- Exterior security cameras, NVR systems, and protective housings (must be registered with LVMPD)
- Upgraded exterior lighting (LED, pedestrian-scale, or decorative lanterns)
- Locks, gates, and other CPTED-compliant safety measures
- Removal of roll-down shutters and replacement with transparent or CPTED-approved alternatives
- Traffic circulation enhancements (signage, striping, wayfinding)
- Relocation or screening of dumpsters and waste management areas

Placemaking & Public Art

- Permanent sculptures and cultural monuments

- Culturally significant murals (with protective anti-graffiti coatings)
- Decorative lanterns, light installations, or festival infrastructure
- Small plazas, pocket parks, or gathering spaces on private land with public visibility

Award Structure

Base Award: Up to \$75,000 per property.

Match: Applicants must provide a 25% cash match toward the total project cost. (*Note: The match may be waived or reduced at the RDA’s discretion for projects that demonstrate exceptional community impact, cultural significance, or financial hardship.*)

Disbursement: Funds are issued on a reimbursement basis. Reimbursement will require:

- High-resolution photos of completed work.
- Copies of receipt(s) showing payment.
- For larger projects, partial reimbursement (up to 50%) may be requested after substantial progress, pending site verification by staff.

Eligibility

- Property intended to be improved must be located within Project Areas 5 or 6 of the Redevelopment Area
- Property must used for commercial purposes; residential or industrial property is ineligible. The program may not benefit a business engaged in the following activities:
 - A pyramid promotional scheme, as defined in NRS 598.100;

- A gaming establishment, except any business holding a restricted gaming license issued by the Nevada Gaming Commission pursuant to NRS Ch. 463;
- A sexually-oriented business, including but not limited to a sexually-oriented commercial enterprise, escort service, an outcall or entertainment by referral service, an erotic dance establishment, an adult motion picture theater, an adult mini-motion picture theater, an adult entertainment cabaret, an adult picture arcade theaters, and an adult nightclub establishment, as those terms are defined in Title 6 and Title 7 of the Clark County Code;
- A warehouse or mini-warehouse, as those terms are defined in Title 30 of the Clark County Code;
- A pawnshop, as defined in Clark County Code § 6.24.020;
- A business related to bail, including but not limited to a bail agent, bail enforcement agent, bail solicitor, and general agent, as those terms are defined in NRS ch. 697.
- Any property owner or business that has received RDA grants within the last 60 months (5 years) is ineligible to apply for this grant.
- The owner of the property or tenants leasing the property may apply. Tenants must have written consent from the property owner but may only apply for improvements directly adjacent to or immediately outside their storefronts (e.g., lighting, signage, landscaping, cameras).
- Tenants must have a lease with at least three (3) years of occupancy remaining
- Applicants must be current on all property taxes and have no unresolved code violations.

- No corporate or personal bankruptcy proceedings within the past five years
- Recipients must sign an agreement to maintain the improvements for at least five years.
- Property owners receiving funds must agree not to increase rent or alter lease terms for participating tenants for at least 12 months following project completion, except where increases are contractually predetermined.

Application Process

- Application Window: January 15 – April 15, 2026
- Pre-Application Consultation: Applicants are encouraged to meet with Clark County Community & Economic Development or attend an information session to discuss project scope, eligibility, and permitting needs.
- Projects involving multiple tenants within a single plaza must submit a joint application with the property owner as the primary applicant.
- Submission Requirements:
 - Completed application form demonstrating that the applicant meets the eligibility requirements
 - Design renderings or concept drawings
 - Itemized project budget
 - Three (3) detailed bids, or a written explanation for fewer
 - High-resolution photos of proposed area(s) for enhancement(s)
 - Proof of 25% cash match (or waiver request)
 - Implementation timeline
 - Proof of property ownership or lease with 3-year term

- (If applicable) notarized owner authorization

Selection Criteria (100 points total)

- Benefit to the Redevelopment Area and Corridor Impact (35 points)
 - Evaluates how the proposed improvements provide a clear public benefit and contribute to the overall vitality of the Spring Mountain corridor and surrounding redevelopment area.
 - Projects score higher if they:
 - Improve highly visible, public-facing areas such as façades, storefronts, lighting, or pedestrian spaces
 - Enhance safety, walkability, mobility, or accessibility for customers, employees, and nearby residents
 - Contribute to increased activity, economic vitality, or positive perception of the corridor
 - Have the potential to catalyze additional improvements on nearby properties
- Cultural Alignment and Community Identity (20 points)
 - Evaluates how well the project advances the goals of the Inspiring Spring Mountain Plan and strengthens Chinatown's role as a regional cultural destination.
 - Projects score higher if they:
 - Reflect Asian and Native Hawaiian and Pacific Islander cultural traditions, languages, or motifs
 - Incorporate culturally relevant design, signage, art, or placemaking elements

- Reinforce the corridor’s identity as Chinatown and align with adopted community vision and planning documents
- Safety, Mobility, and Physical Environment Improvements (20 points)
 - Evaluates the extent to which the project improves the physical environment of the redevelopment area and supports safer, more functional public spaces.
 - Projects score higher if they:
 - Add or upgrade exterior lighting, security features, or visibility
 - Improve pedestrian circulation, access, or wayfinding
 - Address safety concerns that affect customer access or community use
 - Enhance overall sense of security and comfort in the area
- Readiness, Feasibility, and Ability to Deliver (15 points)
 - Evaluates whether the project is realistically achievable within the grant timeline and budget.
 - Projects score higher if they:
 - Present a clear and complete scope of work
 - Include a realistic budget and cost estimates
 - Demonstrate readiness related to permits, approvals, and owner authorization
 - Show capacity to complete the project within required timeframes
- Financial Need and Lack of Alternative Financing (10 points)

- Evaluates whether redevelopment assistance is reasonably necessary for the project to move forward. Projects score higher if they:
 - Demonstrate that the improvements would be delayed, reduced, or not completed without grant support
 - Involve improvements that primarily serve public or area-wide benefits rather than private interior upgrades
 - Show that traditional private financing is impractical or unavailable for the proposed improvements

Review Process:

- Applicant participation in this program and approval of any grant monies is at the sole discretion of the Redevelopment Agency Board and the Board of Clark County Commissioners.
- Funding is available on a first-come, first served basis. Once all funds have been expended, no further applications will be accepted, and all applications under review will be denied.
- Applications will be reviewed and considered in the order they are received and be conducted in three phases:
 - Eligibility Review: Verification of location, ownership, lease, and compliance (completed by Grow America).
 - Technical Review: Validation of project scope, quotes, permits, and match documentation (completed by Grow America).
 - Committee Review: Scoring by the Selection Committee composed of county staff, design professionals, and cultural district advisors.
- Award Notification: Applicants will generally be notified within 45–60 days after the close of the application period, depending on application volume.

- Implementation & Reimbursement: Projects must begin within 120 days of award notice and be completed within 12 months. Reimbursements are processed after final inspection and verification. Partial reimbursements may be available for approved multi-phase projects.
- Agency shall be obligated to commit funds only after an agreement with the applicant is approved by the Board of Clark County Commissioners.
- Any action taken by the Redevelopment Agency and the Board of Clark County Commissioners. There is no appeal process for applications that are not approved.