

# Clark County Community & Economic Development

Evaluation of Redevelopment Areas



# RDA Area Evaluation Requirements (NRS 279.519)



- At least 75% of the land in the proposed area must be improved
- The proposed areas can include both private and publicly owned land & improvements
- The proposed area is not required to be contiguous to another redevelopment area
- The proposed area must be a regular shape and follow easily visible ground features
- The proposed areas could be redeveloped in conformity with the redevelopment goals and in the interest of peace health, safety and welfare.
- The proposed area is determined to be BLIGHTED by the BCC and that the lands inclusion in the redevelopment plan would benefit and effectuate the public purpose.

# **“BLIGHTED”** (NRS 279.388)



Having at least four of the following characteristics:

- Buildings and structures that are unfit for the intended purpose and are conducive to public health and safety issues.
- Economic dislocation, deterioration or disuse
- Subdivision of land in irregular form or size making them inadequate for use
- Layout of lots that disregard the contours and physical characteristic and surrounding conditions
- Existence of inadequate streets, open spaces and utilities
- Areas of land that may be submerged

# **“BLIGHTED”** (NRS 279.388)



Having at least four of the following characteristics (continued):

- Prevalence of depreciated values, impaired investments, social and economic maladjustments to an extent that tax receipts are inadequate to cover public services
- Lack of proper utilization of land resulting in stagnant or unproductive conditions for useful land
- Loss of population and a reduction of proper use resulting in deterioration and added costs to taxpayers for new facilities and services
- Existence of environmental contamination
- Existence of an abandoned mine