

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