

BILL NO. 116

ORDINANCE NO. 2012-20

AN ORDINANCE AMENDING ORDINANCE 2007-19 BY AMENDING THE TEXT OF THE SOUTH CARSON STREET REDEVELOPMENT PLAN, PROJECT AREA NO. 2, ADDING FOUR STRATEGIES FOR ADDRESSING REDEVELOPMENT OF THE AREA, AND MAKING OTHER NON-SUBSTANTIVE CLARIFICATIONS AND UPDATES TO THE PLAN.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

WHEREAS, the Carson City Board of Supervisors considered the amendments to the text of the Redevelopment Project Area No. 2 Plan and all evidence and testimony for or against the adoption of the amendments at a public hearing on December 6, 2012, notice of which complied with NRS 279.608; and

WHEREAS, the Carson City Board of Supervisors determines that the amendment to the plan is necessary or desirable.

SECTION II:

WHEREAS, the Board of Supervisors intends that adoption of the amendments to the Redevelopment Plan for Project Area No. 2 will create implementation tools for strategies that address the characteristics of Redevelopment, and the amendments to the Plan will provide the community with the legal and financial tools that would otherwise not have been available.

SECTION III:

WHEREAS, pursuant to NRS 279.586, the Board of Supervisors makes the following findings concerning the Redevelopment Project Area No. 2:

- a. The Redevelopment Area is necessary to effectuate the public purposes declared in NRS 279.382 to NRS 279.685, inclusive;
- b. The redevelopment plan would redevelop the area in conformance with NRS 279.382 to NRS 279.685, inclusive, and is in the interests of the peace, health, safety, and welfare of the community;
- c. The redevelopment plan conforms to the Master Plan of Carson City;

- d. The redevelopment plan does not contemplate the displacement of occupants of the Redevelopment Project Area No. 2; thus, no finding on the adequacy of housing to displace occupants is warranted;
- e. The inclusion of all real property in Redevelopment Project Area No. 2 is necessary for effective redevelopment;
- f. Inclusions of lands, buildings, or improvements that are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part; and
- g. Adequate provisions have been made for the payment of the principal of and interest on any bonds which may be issued by the Redevelopment Authority.

WHEREAS, in 2004, the Carson City Redevelopment Authority and Board of Supervisors approved an ordinance (Ordinance 2004-17) that adopted the Redevelopment Plan (the Plan) for a new redevelopment district, Redevelopment Project Area No. 2; and

WHEREAS, in 2006, the Carson City Redevelopment Authority and Board of Supervisors approved an ordinance (Ordinance 2006-12) adding parcels to Redevelopment Project Area No. 2; and

WHEREAS, in 2007, the Carson City Redevelopment Authority and Board of Supervisors approved an ordinance (Ordinance 2007-19) adding the North Town Plaza and vacant former K-Mart building to Redevelopment Project Area No. 2; and

WHEREAS, the Carson City Redevelopment Authority desires to amend the Plan and recommend the amendments to the Board of Supervisors; and

WHEREAS, NRS 279.608 allows “material deviations” to the Plan by amendment of the Plan; and

WHEREAS, NRS 279.608 requires the Redevelopment Authority to recommend to the Board of Supervisors the specific purpose of the amendment to the Plan; and

WHEREAS, the amendment adds four strategies for addressing redevelopment within the Redevelopment Project Area No. 2; and

WHEREAS, the proposed amendment causes no substantial change to Carson City’s existing Master Plan; and

WHEREAS, the proposed strategies added to the Plan would benefit the general welfare of the people of Carson City by furthering an increased potential of generating sales tax and property tax revenues to Carson City and the Redevelopment Authority, and an increase in revenue is necessary to increase further redevelopment opportunities; and

WHEREAS, NRS 279.608(5) requires an ordinance by the Board of Supervisors to amend the Plan.

SECTION IV:

WHEREAS, a map showing the boundaries of Project Area No. 2 is included within the Plan, and the legal description of the boundaries of Project Area No. 2 covered by the Plan is set forth as follows:

Beginning at the northwest corner of Assessor's Parcel No. 03-063-09, said parcel lying within the Northwest 1/4 of Section 20, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City Nevada; Thence easterly along the northerly line of said parcel and prolongation thereof to the northeast corner of Assessor's Parcel No. 03-063-15; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 03-063-09; Thence counterclockwise around last said Parcel to the northerly line of Assessor's Parcel No. 03-302-02; Thence east along last said line and prolongation thereof to the westerly line of Carson Street; Thence southeasterly across Carson Street to the southerly line of Fairview Drive; Thence east along last said line to the westerly line of Roop Street; Thence south along last said line to the northerly line of Industrial Park Drive; Thence west along last said line and prolongation thereof to the westerly line of California Street; Thence south along last said line and prolongation thereof to the northerly line of Assessor's Parcel No. 09-122-05; Thence east along last said line to the westerly line of Silver Sage Drive; Thence south along last said line to the northerly line of Clearview Drive; Thence west along last said line to prolongation of the westerly line of California Street; Thence south along said prolongation and westerly line to the northerly line of Assessor's Parcel No. 09-162-03; Thence counterclockwise around last said Parcel to the northerly line of Roventini Way; Thence west along last said line to the easterly line of Oak Street; Thence south along last said line to the northerly line of Overland Street; Thence east along last said line to the easterly line of California Street; Thence south along last said line to the northerly line of Assessor's Parcel No. 09-203-03; Thence clockwise around last said Parcel to the northerly line of Roland Street; Thence southwesterly across Snyder Avenue to the northwesterly corner of Assessor's Parcel No. 09-205-05; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 09-205-04; Thence west along last said line to the southeast corner of Assessor's Parcel No. 09-196-09; Thence clockwise around last said Parcel to the southerly line of Roland Street; Thence west along last said line to the northeasterly corner of Assessor's Parcel No. 09-196-07; Thence clockwise around last said Parcel to the southerly line of Roland Street; Thence west along last said line to the easterly line of Oak Street; Thence north along last said line to the northerly line of Assessor's Parcel No. 09-197-02; Thence east along last said line to the southwesterly line of Snyder Avenue; Thence northwesterly along last said line to the easterly line of Assessor's Parcel No. 09-167-07; Thence clockwise around last said Parcel to the easterly line of Carson Street; Thence southerly along last said line to the northerly line of Assessor's Parcel No. 09-287-02; Thence east along last said line and prolongation thereof to the easterly line of Assessor's Parcel No. 09-191-12; Thence south along last said line to the northerly line of Assessor's Parcel No. 09-191-05; Thence east along last said line to the westerly line of Oak Street; Thence south along last said line to the northerly line of Bennett Avenue; Thence west along last said line to the prolongation of the westerly line of Lynnett Lane; Thence south along said prolongation and westerly line to the southerly line of Clear Creek Avenue; Thence west along last said line to the easterly line of Assessor's Parcel No. 09-304-02; Thence south along last said line and prolongation thereof to the southerly line of Assessor's Parcel No. 09-304-06 and the southeast corner of Section 31, Township 15 North, Range 20 East, Mount Diablo Meridian; Thence west along the southerly line of said Section 31 to the easterly line of Assessor's Parcel No. 09-303-05; Thence clockwise around last said Parcel to the southerly line of said Section 31; Thence west along last said line to the southerly line of U.S. Highway 50; Thence northeasterly along last said line to the westerly line of Assessor's Parcel No. 09-302-14; Thence counterclockwise around last said Parcel to the southwesterly corner of Assessor's Parcel No. 09-302-15; Thence counterclockwise around last said Parcel to the southerly line of Assessor's Parcel No. 09-302-03; Thence west along last said line to the southerly line of U.S. Highway 50; Thence northeasterly across U.S. Highway 50 to the southwesterly corner of Assessor's Parcel No. 09-301-05; Thence north along the westerly line of last said Parcel to the east-west quarter section line of said Section 31; Thence east along last said line to the prolongation of the easterly line of Voltaire Street; Thence north along last said prolongation and easterly line to the southerly line of W. Appion Way; Thence east along last said line to the westerly line of Cochise Street; Thence south along last said line to the northerly line of W. Roland Street; Thence east along last said line to the southeasterly corner of Assessor's Parcel No. 09-282-01; Thence counterclockwise around last said Parcel to the easterly line of Cochise Street; Thence north along last said line to the northerly line of W. Appion Way; Thence west along last said line to the easterly line of Voltaire Street; Thence north along last said line to the southerly line of Voltaire Canyon Road; Thence northwesterly across last said road to the westerly line of Assessor's Parcel No. 09-155-52; Thence north along last said line and prolongation thereof to the northerly line of Assessor's Parcel No. 09-155-50; Thence east along last said line to the southerly line of Moses Street; Thence east along last said line to the westerly line of Curry Street; Thence north along last said line to the southerly line of Section 19 of said Township and Range; Thence west along last said line to the westerly line of Assessor's Parcel No. 09-031-14; Thence north along last said line and the prolongation thereof to the northerly line of Betts Street; Thence west along last said line to the westerly line of Assessor's Parcel No. 09-031-09; Thence north along last said line to the northerly line of Assessor's Parcel No. 09-031-04; Thence east along last said line and prolongation thereof to the westerly line of Curry Street; Thence north along last said line to the southerly line of Assessor's Parcel No. 09-031-03; Thence clockwise around last

said Parcel to the westerly line of Curry Street; Thence east at right angles to the easterly line of Curry Street; Thence northerly along last said line to the point of beginning. TOGETHER WITH Beginning at the southeast corner of Assessor's Parcel No. 07-462-06, said parcel lying within the Southeast 1/4 of Section 6, Township 15 North, Range 20 East, Mount Diablo Base and Meridian, Carson City Nevada; Thence clockwise around last said Parcel to the southerly line of Assessor's Parcel No. 07-462-02; Thence clockwise around last said Parcel to the southerly line of West College Parkway; Thence along last said line to the westerly line of Assessor's Parcel No. 07-462-04; Thence counterclockwise around last said Parcel to the westerly line of U.S. Highway 395; Thence along last said line to the point of beginning. EXCEPTING THEREFROM Assessor's Parcel No. 07-462-05.

SECTION V:

NOW, THEREFORE, pursuant to NRS 279.586 and NRS 279.608, the Carson City Board of Supervisors does hereby adopt the amended Redevelopment Plan for Redevelopment Project Area No. 2, attached as "Exhibit A."

PROPOSED on the 6th day of December, 2012, by Supervisor Molly Walt.

PASSED on this 20th day of December, 2012, by the following vote:

AYES: Supervisor Shelly Aldean
Supervisor Karen Abowd
Supervisor John McKenna
Mayor Robert Crowell

NAYS: None.

ABSENT: Supervisor Molly Walt

ABSTAIN: None.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the 23rd day of December, 2012.