



**City of North Las Vegas
Redevelopment Agency**

Residential Curb Appeal Program

Approved: March 04, 2026



Residential Curb Appeal Program City of North Las Vegas Redevelopment Agency

Program Description

The Residential Curb Appeal Program (“Program”) offers a 50% reimbursement, in the form of a grant, for the expenses from eligible exterior improvements completed on existing single-family and multi-family residences located within the Redevelopment Area tax district 253, 255, or 256. The reimbursement is available up to \$25,000 per address with a maximum reimbursement of \$90,000 per property owner, per year.

The Program requires property owner financial participation. The Redevelopment Agency’s match amount is subject to Program funding availability. The approval of an application is based on the benefits of the residential improvements and is subjective to the Redevelopment Agency’s discretion based on impact.

Program Objectives

- Encourage property owners to reinvest in and renovate their properties
- Bring properties up to city code standards
- Enhance the physical appearance of the neighborhood
- Increase and maintain quality, safe, clean work force residential units
- Act as a catalyst for property owners to participate in the revitalization of their neighborhood
- Reduce urban blight

Eligible improvements include:

I. Carport / Garage Construction	XIV. Front-yard Landscape
II. CMU with wrought iron	(i) Clean up
III. Fence / Railing	(ii) Prune trees/palms
IV. Trim and Molding	(iii) Tree removal
V. Paint or Removal of security bars	(iv) Stump removal
VI. Facia and Soffit	(v) Fresh rock
VII. Roof Repair	(vi) Turf Conversion / Artificial turf
VIII. Gutters Repair / Installation	XV. Front-facing Pavers / concrete: Driveway / Walkway / Porch
IX. Awnings Repair / Installation	XVI. Street-facing Windows
X. Repair corner lot privacy / perimeter masonry walls	XVII. Front Door and / or Security Screen Door
XI. Paint – House and Perimeter Walls**	XVIII. Lighting
XII. Stucco / Siding Repair	XIX. ADA Ramp
XIII. Trash Enclosure Repair / Installation	XX. Code Compliance – unpermitted structures, foundation repair

**** Colors must be selected from City’s approved color palette**

Eligible Properties

- Existing properties located with one of the City's Redevelopment Areas in tax district 253, 255, or 256
- Zoned for residential. Eligible zoning designations are: R-E, R-EL, R-CL, R-1 (MPC RZ6), R-2 (MPC RZ10), *MPC RZ13, RA-DC, R-3 (MPC RZ25), R-4 (MPC RZ50), R-A/R-2, R-A/R-3, or R-A/R-4.

Requirements

1. The eligible residence must be located within the Redevelopment Area tax district 253, 255, or 256.
2. Applicant must be the property owner(s) of a program eligible residence.
3. The eligible residence must be current on property taxes and free of all mechanic's liens
4. Applicant is responsible for obtaining **three (3) bids** or competitive quotes for the proposed work. Final selection of a contractor(s) is the sole responsibility of the Applicant. The Agency shall offer no warranty on work performed. The Applicant should obtain any desired warranty information from the contractor(s) in writing.
 - a. Contractor(s) must be properly licensed to do business in the State of Nevada. All proposing contractors must hold a proper business license with the City of North Las Vegas.
 - b. Construction contracts will be between the Applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
5. Proposed exterior improvements shall meet all City Building and Planning Department codes and standards. Redevelopment staff shall review the designs to ensure the aesthetic appearance of the property is upgraded.
6. All exterior improvements shall be designed to upgrade the aesthetic appearance of the Applicant's property.
7. The Applicant must sign off on all work completed on their behalf and for which they are requesting Agency reimbursement.
8. The applicant has no other reasonable means of financing exterior improvements without benefit of a Residential Curb Appeal Program grant, defined by one or more of the following:
 - a. Lack of area rehabilitation where it would be unreasonable to invest in improvements unless grant is provided. (Evidenced by photos of immediate surrounding area displaying slums and/or blight.)

- b. Exterior improvements to residence do not have significant effect on revenues or value, therefore they are not deemed acceptable by a customary financial institution. (Evidenced by a denial letter.)
9. The Redevelopment Agency has the sole authority to determine eligibility of the proposed work and acceptability of completed work. The Agency will not reimburse for any improvements that commenced before their application is approved by the Redevelopment Agency Board

Procedures

1. Contact City of North Las Vegas Economic Development Department to arrange a pre-application meeting (**702.633.1523**) to submit a completed Residential Curb Appeal Program application with all executed disclosures, affidavits, plans, drawings, bids, budgets, and 'before' photos. Applications submitted by mail or e-mail will not be accepted.
 - a. **Plans/drawings** shall show size, dimensions, colors, etc., in sufficient detail to determine the aesthetic character of the proposed improvements.
2. Agency staff evaluates the application for Program compliance.
3. Staff-approved applications will be submitted to the Redevelopment Agency Board for a public hearing. Applicant will make a brief presentation at a Redevelopment Agency Board meeting. It is preferable that the owner attends, but a knowledgeable representative may also make the presentation, as well as accompany the owner.
 - a. If an application is not approved by Agency staff, the reason for rejection shall be provided in writing within fifteen (15) working days of the request. Applicants shall have the right to appeal the decision to the Agency Board provided that the appeal is filed in writing to Agency staff within five (5) working days of the date of application denial.
4. Upon approval of the Applicant's application by the Redevelopment Agency Board, funding for 50% of the qualified project budget, not to exceed the Program maximum limit, will be allocated for the project.
5. Applicant must begin improvements within 45 days of Redevelopment Agency Board approval and complete the project within 180 days of Board approval. Applicant may apply once for a 60-day extension of time.
6. Applicant shall be required to obtain all necessary permits.
7. Any construction commenced prior to the owner obtaining approval from the Redevelopment Agency Board will NOT qualify for reimbursement.

8. Upon completion of the improvements, and prior to receiving the 50% reimbursement, the Applicant shall submit to Agency staff all paid invoices, receipts, and cancelled checks for all façade expenditures along with 'After' photos. The Redevelopment Agency reserves the right to refuse payment for any change orders not authorized prior to construction commencement.
9. Staff will conduct an audit of the paid invoices, receipts and cancelled checks. Within 45 days, the Agency will reimburse the Applicant 50% of the qualifying façade improvement expenditures not to exceed the amount approved by the Redevelopment Agency Board.
10. Maintain and sustain improvements. Failure to maintain exterior improvements that have been awarded grant funds will result in the inability of awards for future Agency grants to that owner or entity.

Indemnification

The Applicant hereby agrees to indemnify, defend and hold harmless the Agency, and all its directors, agents, officers and employees from any and all claims, suits, or actions of any type, kind or description, brought for, or on account of, Applicant's use or receipt of Agency funds pursuant to this application.

Approval Policies:

- Approval will be evaluated and based on the following criteria:
 1. Condition of the existing structure or property
 2. Value of the completed improvement
 3. Compliance with the City of North Las Vegas development and construction requirements
 4. Potential to stabilize or increase economic activity within the surrounding neighborhood
 5. Current and future tenant mix, if applicable
 6. Quality of proposed design
 7. Significant exterior visual improvement
- Applicant participation in this program and approval of any grant funds is at the sole discretion of the Redevelopment Agency Board.
- Agency shall have the ultimate authority to accept or reject each application and have complete authority to decide whether requested work is eligible for this program.
- Agency shall be obligated to commit funds only after the Residential Curb Appeal Program Application is approved by the Redevelopment Agency Board.
- Any action taken by the City of North Las Vegas Redevelopment Agency Board is final. There is no appeal process for applications that are not approved by the Redevelopment Agency Board.
- Upon approval, Applicant will provide a completed W-9.

GRANT TERMS

The maximum reimbursable Residential Curb Appeal Program grant shall be up to 50%, of a project's eligible renovation/upgrade costs. The total grant awarded to any address under the Residential Curb Appeal Program will not exceed \$25,000 per address or a total of \$90,000 per property owner, per year.

Grant funds will be disbursed upon:

- Inspection and approval of completed improvements.
- Receipt of high-quality "after" images of property from all sides/angles
- Receipt and review of all paid invoices, receipts, cancelled checks and photos of completed project.



CITY OF NORTH LAS VEGAS REDEVELOPMENT AGENCY
RESIDENTIAL CURB APPEAL PROGRAM - APPLICATION

Note: Applying for Residential Curb Appeal Program grant does not obligate the Redevelopment Agency to allocate funds for the specified project. Only after review and approval, of the application and plans, will the Agency authorize funds for the specified project, and only after completion of the project pursuant to the Residential Curb Appeal Program will the Agency be obligated to provide the authorized funds.

Please see the Residential Curb Appeal Program Checklist on **page 14**

1. REDEVELOPMENT AREA (check one)
Property Tax District: 253 _____, 255 _____, 256 _____

2. ASSISTANCE REQUESTED
Total Project Costs: \$ _____ Requested Agency Contribution: \$ _____ (50%)

3. GENERAL INFORMATION
Owner Name (name as listed on property Deed): _____
Owner Address: _____
Owner City: _____ Owner State: _____
Owner Zip Code: _____
Property Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Cell: _____
Email: _____
Assessor Parcel Number: _____
Building Use: Single-family Residential _____, Multi-family Residential _____
Property Zoning: _____



ESTIMATED BUDGET FOR EXTERIOR IMPROVEMENTS

Use of Funds (Activity)	Source of Funds	Estimated Cost
Total Budget		\$

Project Funded with: _____ Owner Equity _____ Bank Financing _____ Investors _____

Other (_____)

Execution of Application

The Applicant acknowledges that the Redevelopment Agency will not pay for work initiated prior to approval of the grant application by the City of North Las Vegas Redevelopment Agency Board. Any work started prior to this approval will be the Applicant’s responsibility. Furthermore, Applicant acknowledges that the identified project must be completed within 180 days of the original approval date; if said project is not completed within 180 days, all funds approved and allocated for said project will be forfeited by Applicant. Applicant also acknowledges that it must expend its full matching contribution prior to any reimbursement of grant funds.

Signature: _____ Date: _____

Print Name: _____

Title: _____



AFFIDAVIT & EMPLOYMENT PLAN RESIDENTIAL CURB APPEAL PROGRAM

STATE OF NEVADA}
COUNTY OF CLARK}

I, _____, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the residence located at _____, North Las Vegas, Nevada (Site”).

As the Applicant, I am seeking assistance from the City of North Las Vegas Redevelopment Agency (“Agency”) for making improvements to the Site, as more particularly described by the Residential Curb Appeal Program Application (“Application”) being contemplated by the City of North Las Vegas Redevelopment Agency.

2. I hereby warrant that I own the site. Assistance from the Agency will allow me to make improvements to the site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the new or other appropriate development;
- b. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- c. Require for their construction, installation or operation the use of qualified and trained labor; or
- d. Demonstrate greater social or financial benefits to the community than would a similar set of improvements not paid for by the agency.

3. No other reasonable means of financing those improvements are available, because of one or more of the following reasons as checked by the Applicant:

- a. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business would ordinarily embark upon. Evidenced by state or city ordinance; or
- b. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the owner to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum and blight; or
- c. The exterior improvements to the residence do not have a direct effect on value or revenues therefore, making such an investment is not deemed acceptable by a customary financial institution. Evidenced by a denial letter from a financial institution. Applicant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Applicant.



4. Applicant hereby warrants the following:
 - a. The property on which the residence is situated is free of all Mechanic's Liens at the time of application. _____ (initial)
 - b. The Applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past five years. ____ (initial)
 - c. The Applicant has no past-due federal, state, county or City of North Las Vegas tax bills at the time of application. _____ (initial)
 - d. The Applicant has no past-due bills or debts payable to the City of North Las Vegas or the Redevelopment Agency. _____ (initial)
5. Applicant hereby acknowledges that improvements will help facilitate the continued revitalization of the Redevelopment Area by setting an example to other property/business owners to renovate their property/business.

DATED this _____ day of _____, _____.

Authorized Signature: _____

SIGNED AND SWORN TO before me

this _____ day of _____, _____, by _____.

NOTARY PUBLIC

My Commission Expires:



Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		
	2 Business name/disregarded entity name, if different from above.		
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see Instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see Instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See Instructions <input type="checkbox"/>		(Applies to accounts maintained outside the United States.)
	5 Address (number, street, and apt. or suite no.). See Instructions.	Requester's name and address (optional)	
	6 City, state, and ZIP code		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
				-			-		
or									
Employer identification number									
				-					

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



APPLICATION CHECKLIST:

All information included in this checklist must be submitted to the Redevelopment Agency.

APP Initials	<i>RESIDENTIAL CURB APPEAL PROGRAM CHECKLIST</i>	RDA Initials
-------------------------	--------------------------------------------------	-------------------------

APPLICATION & DOCUMENTS

1)	Complete and sign application. Include all property owner(s) signatures.		
2)	Copy of Applicant's City of North Las Vegas business license		
3)	Copy of Contractors City of North Las Vegas business license		
4)	Copy of Property Owner's Deed		

IMPROVEMENT DOCUMENTS

5)	For façade improvements, one (1) 8 ½" x 11" copy of existing and proposed front building elevations showing the exterior (front and side) dimensions of the structure. Existing can be satisfied by high resolution digital photographs.		
6)	Schedule of proposed improvements.		
7)	Three (3) contractor bids from licensed contractors with a City of North Las Vegas business license and a Nevada State Contractors Board license for all work being done to include an itemized cost estimate.		
8)	Copy of contractor's Certificate of Insurance.		

MULTI-FAMILY SIGNAGE/MONUMENT DOCUMENTS

9)	High resolution digital photographs of existing signage/monument from all sides.		
10)	Three (3) bids or competitive quotes from licensed contractors with a City of North Las Vegas business license and a Nevada State Contractors Board license for proposed work being done to include an itemized cost estimate.		
11)	One (1) 8 ½" x 11" color copy of all signs to be installed include dimensions drawn to scale.		
12)	Schedule of proposed improvements.		
13)	Project may require Planning application review; additional copies may be required.		

OTHER DOCUMENTS

14)	Completed W-9 Form for the Applicant is required at the time of application for the grant.		
-----	--------------------------------------------------------------------------------------------	--	--

Only completed application packets, including all required documentation, will be accepted and scheduled for a Redevelopment Agency Board meeting. For a schedule of meeting dates and submission deadlines, please contact 702-633-2843 or email Redevelopment@cityofnorthlasvegas.com.

OFFICE USE ONLY

Applicant Name: _____

Applicant W-9 Form Received: _____

Date Application Received: _____

Date of Complete Application:

Assessor's Parcel Number(s):

Zoning: _____

Review Date: _____

Review Results: _____

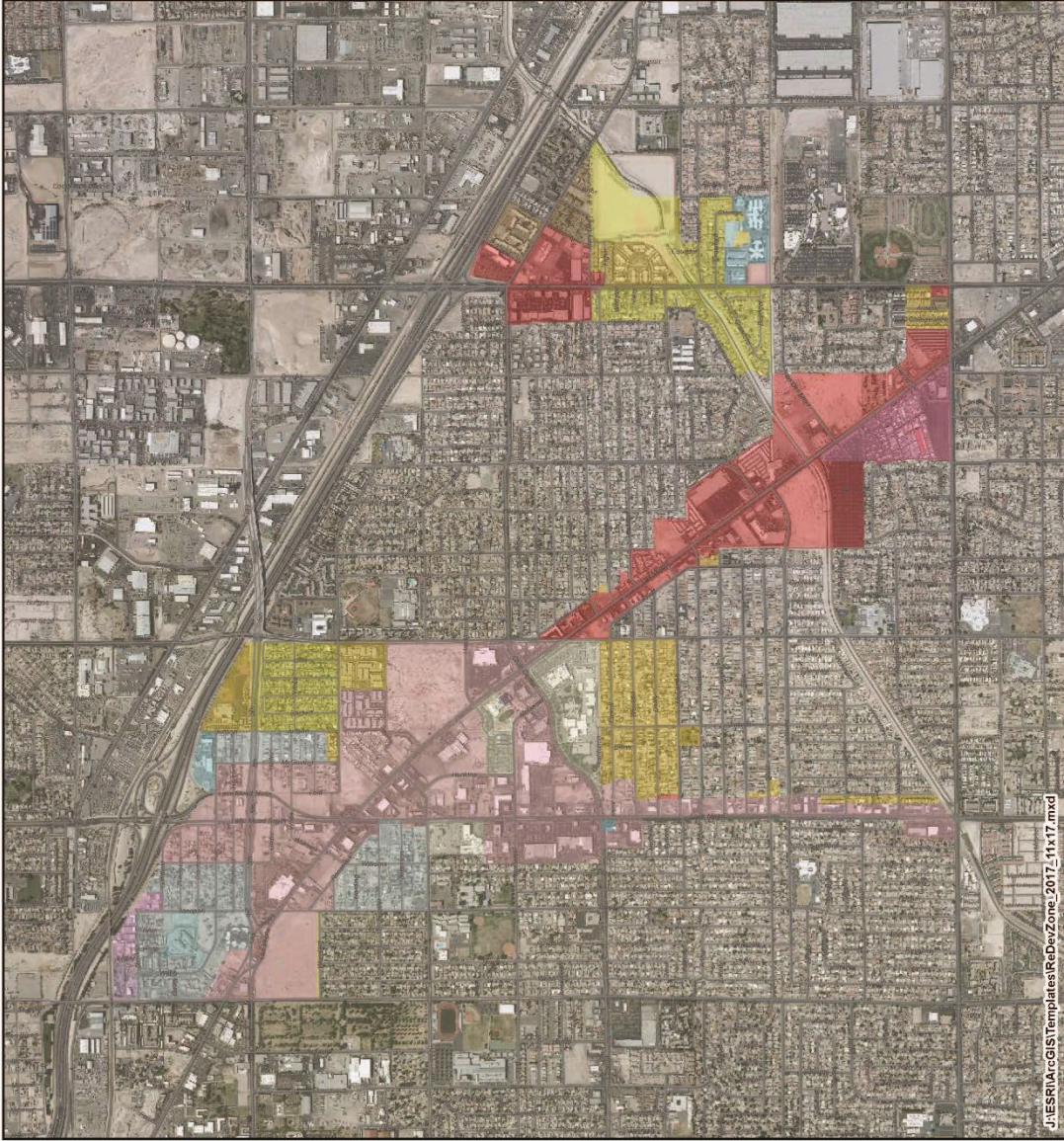
RDA Board Date: _____

Approved Grant \$: _____

Certificate of Insurance Received: Yes [] No []

High Resolution "After" Photos Received?
Yes [] No []

REDEVELOPMENT AREAS



J:\ESR\IA\GIS\Templates\RedDevZone_2017_11x17.mxd

— COUNTY.SCL_L

RESIDENTIAL

- O-L Open Land
- R-E Ranch Estates
- R-EL Ranch Estates Limited
- R-CL Single Family Compact Lot
- R-1 Single Family Low Density or *MPC RZ6
- R-2 Medium Density or *MPC RZ10
- *MPC RZ13
- R-3 Multifamily or *MPC RZ25
- R-4 High Density or *MPC RZ50

DOWNTOWN REDEVELOPMENT AREA SUBDISTRICTS INDUSTRIAL

- Downtown Core
- PSP Public / Semi-Public
- R-2 Medium Density Residential
- R-3 Medium High Density Residential
- R-A/R-4
- COMMERCIAL**
- C-1 Neighborhood
- C-2 General
- C-3 General Service
- C-P Professional Office
- PSP Public / Semi-Public

- M-1 Business Park
- M-2 General
- M-3 Heavy
- MIXED USE CENTERS**
- MUD MX-1 NEIGHBORHOOD
- MUD MX-2 COMMUNITY
- MUD MX-3 REGIONAL
- *MPC MUZ
- OTHER**
- PUD Planned Unit Development
- PID Planned Infill Development
- * Eldorado Master Planned Community



March 09, 2017

City of North Las Vegas Community Development Department
This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.