

**CLARK COUNTY REDEVELOPMENT AGENCY
AGENDA ITEM**

Petitioner: Shani Coleman, Director of Operations

Recommendation:

Approve the rehabilitation or demolition of 900 Liberace Ave located on APN#162-10-510-029 which consists of a +/- 1.14 acre developed parcel with four (4) two-story retail/office buildings containing a gross building square footage of 72,500. Authorize the Director of Operations to sign agreements and any other related documents to facilitate and complete the full rehabilitation and restoration or demolition of the site improvements. (For possible action)

FISCAL IMPACT:

Fund #:	2350.00	Fund Name:	N/A
Fund Center:	2000999000	Funded PGM/Grant:	N/A
Amount:	Not to Exceed \$16,010,726		
Description:	Property Rehabilitation or Demolition		
Additional Comments:	N/A		

BACKGROUND:

In January 2024 the Clark County Redevelopment Agency (RDA) completed the purchase of 900 Liberace Ave for \$6,500,000. The property, built in 1975, has experienced significant deferred maintenance and does not meet Clark County's current building code which has prevented the RDA from leasing space in the building.

Renovation: \$16,010,726

Current estimate to bring the building to code include adding fire suppression systems, new roofing, restroom upgrades, elevator modernization, removal of suspended ceilings, demolition of unpermitted improvements, interior and exterior painting and any other unforeseen code compliance issues.

Demolition: \$3,798,525

Current estimate to demolish all four buildings includes any needed repair to adjacent property and rebuilding of fire stair access for adjacent property.

Cleared for Agenda

05/20/2026

File ID#

26-1602