

**CITY OF NORTH LAS VEGAS MEETING
AGENDA ITEM**

NUMBER: 4.

SUBJECT: Approve Waiver of a Mixed-Use Development in the Downtown Core, APN 139-23-111-004, Per NRS 279.432. (Ward 1-Barron) (For Possible Action)	
REQUESTED BY: Gina Gavan, Chief Innovation Officer	WARD: 1 - Chairman Barron
RECOMMENDATION OR RECOMMEND MOTION: Staff recommends that RDA approve a waiver, per NRS 279.432, to allow first-floor residential development on APN 139-23-111-004.	
FISCAL IMPACT: AMOUNT: N/A EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Redevelopment Agency has been working with the developer of a residential project located across the street from City Hall on an approximately 7 acre parcel, APN 139-23-111-004, adjacent to Maya Cinemas and a new charter school planned to open for the 20-21 school year. The Mixed-Use project is planned for five stories, 262 units within the City's downtown core. The building design plans are for approximately 10,000 square feet of commercial on the ground floor with residential. The request for the waiver is to allow for flexibility on the commercial space based on market conditions. At the time of development and leasing, if there is no demand for this type of commercial use with creditworthy tenants or any commercial tenant interest, this would allow the project to have residential on the first floor. The determination of the mix of uses throughout the building is subject to review and approval from the economic development division.

LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Pivotal Development and Redevelopment; Economic Development		
PREPARED BY: Gina Gavan Chief Innovation Officer	Respectfully Submitted Ryann Juden Chief Administrative Officer	MEETING DATE: 12/2/2020