



Las Vegas

Agenda Item No.: 83.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN HARSIN

Consent Discussion

SUBJECT:
Hearing to consider the appeal regarding the Nuisance Notice and Order to Comply located at vacant lot at southwest corner Lake Mead Boulevard and Gregory Street (also known as 110 Elliot Avenue). PROPERTY OWNERS: THOMPSON INDUSTRIAL CENTER, LLC C/O THOMPSON INDUSTRIAL CENTER, INC. Ward 5 (Weekly)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available Dept./Division:

Amount:
Funding Source:

PURPOSE/BACKGROUND:

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9, Chapter 12, dealing with nuisances. A Notice and Order to Comply was mailed to the property owners to correct the nuisance per Title 16.04 Building/Permits required for chain link fencing or remove fencing; Title 19 Zoning Must obtain all Planning, Public Works, and Building and Safety Departments approvals for the following, but not limited to, grading permit required before asphalt laid; Planning approval for parking lot use before use beings. Permits for required curb cuts and site plan for landscaping is required. Removal of all vehicles, fencing, asphalt materials, etc., returning this property to its original condition, is required. Use for business shall cease until all permits have been approved and inspections approved and final. A copy of the notice was also posted on the property. Todays hearing is to consider the Appeal to the Notice and Order to Comply filed by James A. Thompson, Sr., Managing Member.

RECOMMENDATION:

That the City Council approve the Nuisance Notice and Order to Comply

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Notice and Declaration of Chronic Nuisance
4. Appeal Letter from Appellant
5. Notice of Appeal

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 9/6/2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);

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(Did Not Vote-None); (Excused-None)

NOTE: DEVIN SMITH, Manager of Neighborhood Response, requested the matter be trailed to allow time for COUNCILMAN WEEKLY to arrive and participate with the hearing of this item.

Minutes:

DEVIN SMITH, Manager of Neighborhood Response, acknowledged the hearing but stated that the owner no longer wishes to appeal and plans to bring the property into compliance as originally approved by Planning. He requested the matter be held in abeyance to 9/6/2006.

COUNCILMAN WEEKLY thanked the Council for trailing this item. He queried if the parking lot would be vacated upon the abeyance and MR. SMITH confirmed it would be.

JIM THOMPSON, Manager, stated that all vehicles and barbed wire have been removed. He stated that all permits exist, including grading and offsite permits. MR. THOMPSON noted this came about from a neighbor who pointed out the problem which prompted a neighborhood meeting. He noted that staff was willing to grant his request although the neighborhood was opposed. In an attempt to please the community, he agreed to withdraw the request and commended COUNCILMAN WEEKLY for his prompt response on behalf of the neighbors concerns.

COUNCILMAN WEEKLY thanked MR. THOMPSON for his positive reaction. That neighborhood consists of many elderly who have maintained their properties while dealing with many issues with the City about the subject property and other vacant lots nearby.

COUNCILMAN WEEKLY thanked MR. THOMPSON for inviting him to their neighborhood meeting and expressed gratitude for taking the supportive action, as many recommendations of the City are not always best suited for the neighborhood.