



Las Vegas

Agenda Item No.: 71.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING ON: OCTOBER 3, 2007**

**DEPARTMENT:** NEIGHBORHOOD SERVICES  
**DIRECTOR:** STEPHEN KUHARSIN

Consent  Discussion

**SUBJECT:** Public Hearing to consider the report, expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 2255 S. Buffalo Drive. **PROPERTY OWNER:** AN ANGALINATO (\$3,211 General Fund) - Ward 2 (Wolfson)

**Fiscal Impact**

No Impact  Augmentation Required  
 Budget Funds Available

**Amount:** \$5,241

**Funding Source:** General Fund

**Dept./Division:** Neighborhood Services/Response

**PURPOSE/BACKGROUND:**

The condition of the property was a public hazard and an attractive nuisance. To date, there have been seven (7) inspections conducted at this location. The value of the property based on the sale date of December 2004 was \$799,000.

**RECOMMENDATION:**

That the City Council: Approve the report of expenses in the amount of \$3,100 for work completed by C. W. Enterprises, plus a 15% administrative fee of \$465, reinspection fees (including late fees) of \$726, civil penalties in the amount of \$950, for a total amount of \$5,241, and that the above charges be filed and recorded against the property, constituting a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Maps
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

Motion made by STEVE WOLFSON to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

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Minutes:

Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, explained that the property was a public hazard and an attractive nuisance. Neighborhood Services declared this property in violation and started legal notification. When no corrective action was taken nor an appeal filed, the Department of Neighborhood Services hired C.W. Enterprises to remove trash, debris, paper, plastic, vegetation, secure the pool with proper fencing, obtain necessary permits and post No Vehicles, No Trespassing and No Dumping signs on site. To date, there have been seven inspections conducted at this location. The value of the property based on the sale date of December 2004 was \$799,000. He recommended approval of the report of expenses in the amount of \$3,100 for work completed by C.W. Enterprises, plus a 15 percent administrative fee of \$465, reinspection fees, including late fees of \$726, civil penalties in the amount of \$950, for a total of \$5,241, and that the above charges be filed and levied against the property constituting a special assessment and lien and authorized by the City Police and Lien of Assessment be duly recorded with the County Treasurer.

MAYOR GOODMAN verified that the property was not present. He asked MR. SMITH if the home was abandoned. MR. SMITH replied that several returned mail cards were received back, as well as several unclaimed certified mail. The property owner has not returned his telephone calls or responded to letters.

COUNCILMAN WOLFSON referred to the inspection summary indicating that the property passed some "partial" inspections, such as May 1st and July 11th. MR. SMITH responded that when staff look at properties, if it appears that some attempt has been made to clean the property, they give the property owner the benefit of the doubt and partially pass inspection. In this case, staff believes that some of the neighbors took it upon themselves to clean the property. When no additional attempts to clean the property are made, the property fails inspection.

MAYOR GOODMAN declared the Public Hearing closed.