



Las Vegas

Agenda Item No.: 40.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF NOVEMBER 21, 2007

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for abatement of dangerous building/deterioration and assess civil penalties located at 228 W. Baltimore Avenue. **PROPERTY OWNER:** ANAMIK YURDUMYAN (\$23,505.75 General Fund) - Ward 3 (Reese)

Fiscal Impact

No Impact Augmentation Required

Budget Funds Available

Amount: \$23,505.75

Funding Source: General Fund

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the 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. The value of the property based on the sale date of May 2005 was \$300,000.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$23,505.75 for work completed by CamAir and C&W Enterprises, 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 GARY REESE to Approve as recommended

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

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Minutes:

Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, outlined the Purpose/Background, adding that on June 13, 2007 an asbestos survey was conducted by CamAir. The value of the property based on the sale date of May of 2005 was \$300,000. His recommendation was to approve the report of expenses in the amount of \$22,505.75 for work completed by CamAir and C&W Enterprises.

The applicant's brother, MR. YURDUMYAN, stated the property was damaged by fire and waiting for insurance. He asked if a lien was imposed on the property and if it would affect the property owner's credit.

DEPUTY CITY ATTORNEY DAN SPILL indicated he could not give a legal opinion that a lien would adversely affect the applicant's credit. The applicant would have to check with a credit reporting agency.

MAYOR GOODMAN declared the Public Hearing closed.

