



*Las Vegas*

**AGENDA SUMMARY PAGE  
CITY COUNCIL MEETING OF FEBRUARY 20, 2008**

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

Consent  Discussion

**SUBJECT:** Hearing to consider the appeal regarding Notice and Order to Abate Dangerous Building Demolition property located at 118 Jackson Avenue. PROPERTY OWNERS: CLAY JOHNSON, DEDRA/STEDMONED - Marlow (Barlow)

**Fiscal Impact**

- No Impact  Augmentation Required
- Budget Funds Available

**Amount:**

**Funding Source:** General Fund

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

**PURPOSE/BACKGROUND:**

The subject property was determined to be a public nuisance as defined in Las Vegas Municipal Code, Title 9 Chapter 9. A Notice and Order to Abate Dangerous Building/Demolition was mailed to the property owner to correct the public nuisance as defined in the Uniform Code of Abatement of Dangerous Buildings, 1994 Edition, Section 202 and also under 302 of the same code. A copy of the notice was also posted on the property. Today's hearing is to consider the Appeal to the Notice and Order to Abate Dangerous Building/Demolition filed by Dedra Edmond, property owner and responsible party.

**RECOMMENDATION:**

That the City Council approve the Notice and Order to Abate Dangerous Building/Demolition.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Location Maps
3. Notice and Order to Abate Dangerous Building/Demolition
4. Appeal Letter from Appellant
5. Notice of Appeal

Motion made by RICKI Y. BARLOW 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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

## CITY COUNCIL MEETING OF: FEBRUARY 20, 2008

Videotape was shown of the property but a copy was not submitted.

DEDRA EDMOND was present, accompanied by KATHERINE DUNCAN, Ward 5 Chamber of Commerce.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections.

MS. EDMOND explained that she appealed based on her belief that the property had not been inspected, as the notice she received was dated 12/11/2007 and the inspection notice had the date of 12/20/2007.

Moreover, she indicated that she plans to rehabilitate the property. She has been trying to get funding to restore her grandfather's old restaurant and convert the other building into office space, but has not been successful. With the involvement of MS. DUNCAN, she hopes to make progress. She already has tenants lined up.

ANTHONY HODGES, 123 St. David Way, said some assistance should be made for property worth saving, especially if it has been in the family for a long time.

MS. DUNCAN opined that MS. EDMOND has not been successful in her business plan because she was unaware of the tremendous amount of resources available. But, with the assistance of the Ward 5 Chamber of Commerce, MS. EDMOND should have her complete business plan and financing finalized within approximately 45 days. She surmised that one of the biggest problems with the City has been lack of written communication, there has been only verbal communication.

COUNCILMAN BARLOW had staff show videotape of the current condition of the property, and then had MR. SMITH give a detailed account of the actions taken by Code Enforcement on this property starting January 2006 through the present. MR. SMITH added that he has been dealing with MS. EDMOND for the past two years, and all he really wanted was some written proof that she was making progress on her plans, but he has not received anything from her yet. However, in the interim, inspectors determined that the condition of the property is such that it is not worth rehabbing and that there might be asbestos in the buildings.

MS. DUNCAN interjected that MS. EDMOND was expecting some assistance or consideration from the City, because she believes her property was the target of a hate crime. Her insurance should have helped her. However, it was hard to get assistance, given the condition of the property. As far as the property having asbestos, MS. EDMOND was never made aware of such a problem.

COUNCILMAN BARLOW stressed that this property has been problematic for a long time, and the City has been very patient with the owner. He could not support further extensions, stressing that something has to be done to help turn the community around, eradicate blight and spark new development.

MAYOR GOODMAN declared the Public Hearing closed.