



Las Vegas

Agenda Item No.: 46.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF SEPTEMBER 17, 2008**

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

Consent  Discussion

**SUBJECT:**

Public Hearing to consider the report, expenses to recover costs for abatement of nuisance regarding a vacant building and assessment of penalties located at 6234 Guadalupe Avenue. PROPERTY OWNER: HOUSEHOLD FINANCE REALTY CORP NV C/O REO DEPT (\$2,644.35 General Fund) Ward 4 (Barlow)

**Fiscal Impact**

- No Impact  Augmentation Required  
 Budget Funds Available

**Amount:** \$2,644.35  
**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 W.A. Construction, LLC. To date, there have been eleven (11) inspections conducted at this location. The value of the property based on the sale date of May 2008 was \$138,125.

**RECOMMENDATION:**

That the City Council: Approve the report of expenses in the amount of \$2,644.35 for work completed by W.A. Construction, LLC.

**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 RICKI Y. BARLOW to Approve with civil penalties of \$105,000 for a total of \$105,694.35

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:

MAYOR GOODMAN declared the Public Hearing open.

A videotape was shown, but a copy was not submitted.

The property owner was not present.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections related to the subject property. He stated that W. A. Construction was hired to do the abatement. MR. SMITH noted the civil penalties.

ANTHONY HODGES, 123 Sir David Way, hopes that staff will be prepared to handle this issue, as he is seeing an increase in abandoned properties due to the economy.

At COUNCILMAN BARLOW'S request, MR. SMITH explained the lien process and noted that there are certain late fees and collection fees that are collected. Ultimately, should the taxes not be paid, the City will have first rights in recouping the fines or acquiring the property. The Councilman desired to impose penalties totaling \$10,000.

MAYOR GOODMAN declared the Public Hearing closed.

