



Las Vegas

Agenda Item No.: 51.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 4, 2009

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

Public Hearing to consider the report, expenses to recover costs for the vacant or abandoned building located at 4168 Silver Dollar Avenue Unit 1 in the amount of \$2,338 (General Fund) and assess a maximum of \$96,050 in daily civil penalties. PROPERTY OWNER: RFH LA PAZ LLC - West Hills, Arkansas

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount: \$2,338

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 assessed fees according to Title 9. To date, there have been eight (8) inspections conducted at this location. The value of the property based on the sale date of August 2008 was \$1,235,000.

RECOMMENDATION:

That the City Council: Approve the report of expenses to for fees assessed for a total of \$2,338 and consider assessing a maximum of \$96,050 in daily civil penalties.

BACKUP DOCUMENTATION:

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

Motion made by LOIS TARKANIAN to Approve an assessment of \$2,338 and civil penalties of \$96,050 with a review on April 15, 2009 at City Council

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

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

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NOTE: The initial motion for approval was amended to include a review by Council on April 15, 2009.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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

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

The property owner was not present.

MALCOLM PEREZ, 9237 Evergreen Canyon Drive, stated he owns an interest in 4152 Silver Dollar Avenue, Unit 6. He declared the property owner does not care about the property or the people who live in this community and gave several examples of the property owners neglect. He requested that the full amount of civil penalties be applied.

COUNCILWOMAN TARKANIAN stated that this property has been a problem in the community and the property owner has not followed through on his promises to the City. The landscaping and amenities had not been improved and the tenants had been forced to live without heat during the winter months. She supported the report of expenses and maximum civil penalties on Items 51 and 52 with a review on April 15, 2009, before the City Council.

MR. SMITH informed the Council that he has been in contact with the property owner who has agreed to pay the fees and payment arrangements have been made. The property owner would fulfill that obligation in one year and all repairs should be completed by the end of March.

MAYOR GOODMAN declared the Public Hearing closed.