



Las Vegas

Agenda Item No.: 53.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 15, 2009

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT:

Hearing Review for the vacant or abandoned buildings located at 4152 Silver Dollar Avenue Units 5 and 6, 4168 Silver Dollar Avenue Units 1-4, 6-8, 4186 Silver Dollar Avenue Units 1-5 and 7. PROPERTY OWNERS: BEILA MAZ LLC - Ward 1 (Tarkanian)

Fiscal Impact

☐

No Impact

☐ Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The subject property was determined to be substandard, dangerous and declared a public nuisance as defined in Las Vegas Municipal Code (LVMC), Title 9.04.020 and Section 202 of the Uniform Housing Code. A Nuisance Housing Code Notice and Order to Comply was mailed to the property owners to correct the nuisance per 9.04 Graffiti, Refuse and Waste, Weeds/Turf; LVMC 13.28 Street Naming and Address Assignment; 16.20 Housing Codes; and Title 19. Today's hearing is a review regarding the status of violations from the Public Hearing item on March 4, 2009.

RECOMMENDATION:

Review status of violations listed in Nuisance Housing Code Notice and Order to Comply mailed on September 11, 2008 and the Notice and Order Regarding Vacant or Abandoned mailed on August 11, 2008 and recommends a one year review.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Maps
3. Nuisance Housing Code and Vacant or Abandoned Notice and Orders to Comply dated September 11, 2008 and/or August 11, 2008
4. Review Hearing Notification Letter

Motion made by GARY REESE to Affirm the assessments of \$22,243 imposed on March 4, 2009 (incorrectly identified as \$24,581) with a three-month review to consider civil penalties

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 2

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

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Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 54-57.

DEVIN SMITH, Manager of Neighborhood Response, read the Purpose/Background and Recommendation sections. He requested the Council consider assessing the following costs of abatement and civil penalties: 4152 Silver Dollar Avenue, Unit 4, abatement costs of \$978 and daily civil penalties of \$118,050; 4152 Silver Dollar Avenue, Unit 8, abatement costs of \$978 and daily civil penalties of \$118,050; 4152 Silver Dollar Avenue, Unit 2, abatement costs of \$978 and daily civil penalties of \$118,050; and 4152 Silver Dollar Avenue, Unit 6, abatement costs of \$1,658 and daily civil penalties of \$118,550.

A videotape was shown but not submitted.

REX HENRIOTT, Managing Member of RFH LA PAZ, LLC, was present.

MR. SMITH noted the conditions set forth in Item 53 had been met by MR. HENRIOTT on the units that were occupied and staff had informed MR. HENRIOTT that the unoccupied units would need to be inspected before they could be leased.

MR. HENRIOTT pointed out that he had taken possession of the property after the videotape had been recorded and stressed that he had made every effort to bring the property up to Code. He displayed pictures of the property's current condition and MR. SMITH confirmed that the pictures were accurate.

MALCOLM PEREZ, 9237 Evergreen Canyon Drive, owner of 4152 Silver Dollar Avenue, Unit 6, stated that MR. HENRIOTT has not addressed all the problems listed in the Notice and Orders to Comply. The laundry room for 4152 Silver Dollar Avenue does not meet Code and MR. HENRIOTT has only addressed the landscaping for the units that he owns. He added that MR. HENRIOTT was managing the buildings before he gained ownership.

MR. SMITH explained that the Code does not address unoccupied units and only requires that they remain unoccupied and secured. He confirmed that one of the laundry rooms is not supposed to be in use and vandalism of the laundry rooms is an on-going problem. He explained that MR. HENRIOTT has been held primarily responsible for the required repairs for these condominiums, even though other owners share some responsibility. He agreed to work with MR. PEREZ to address his concerns.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 54-57.