



Las Vegas

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE**

**CITY COUNCIL MEETING OF: JULY 1, 2009**

**DEPARTMENT: NEIGHBORHOOD SERVICES**

**DIRECTOR: STEPHEN KUHARSIN**

☐ Consent ☒ Discussion

**SUBJECT:**

Public Hearing to consider the report & expenses to recover costs for abatement of vacant or abandoned dangerous building located at 422 North 21st Street in the amount of \$4,501.50 (General Fund) and assess a maximum of \$53,050 in daily civil penalties. PROPERTY OWNER: AMERICAN HOME MORTGAGE SERV INC - Ward 3 (Reese)

**Fiscal Impact**

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

**Amount:** \$4,501.50

**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 Weaver Construction Inc to board all openings to City of Las Vegas specifications, remove all trash, debris, high vegetation to include dead trees and bushes and remove graffiti. To date, there have been seven (7) inspections conducted at this location. The value of the property based on the sale date of December 2008 was \$187,000.

**RECOMMENDATION:**

That the City Council: Approve the report of expenses to include \$1,850 for work completed by Weaver Construction Inc in addition to other fees assessed for a total of \$4,501.50 and consider assessing a maximum of \$53,050 in daily civil penalties.

**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

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Motion made by GARY REESE to Approve subject to the following conditions as read for the record:

A. An assessment of \$4,501.50 and no civil penalties at this time.

B. Staff is to conduct an inspection of the property in 30 days. If its condition has not improved, civil penalties in the amount of \$52,000 will be assessed.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0  
RICKI Y. BARLOW, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS,  
STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-LOIS  
TARKANIAN, STEVE WOLFSON); (Excused-None)

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.

CAMERON ZAHN appeared on behalf of American Home Mortgage Servicing, Inc. and agreed to pay the total costs of abatement. He requested that civil penalties not be imposed as the property was in escrow and its condition was being addressed.

MAYOR GOODMAN declared the Public Hearing closed.

