



Las Vegas

Agenda Item No.: 49.

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

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT: Public hearing on a three-month review for vacant or abandoned buildings located at 4152 Silver Dollar Avenue, Units 2, 4, 5, 6, 8, 4158 Silver Dollar Avenue, Units 1-4, 6-8, 4186 Silver Dollar Avenue, Units 1-7. **PROPERTY OWNERS:** R/H LA PAZ LLC - Ward 1 (Tarkanian)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

The subject properties were 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 and civil penalties from the Public Hearing item on March 4, 2009 and April 15, 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 Building mailed on August 11, 2008 and recommend 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 August 11, 2008
4. Reinspection Report for April 30, 2009
5. Notice of Public Hearing
6. Review Hearing Notification Letter

Motion made by GARY REESE to Approve a 45-day review on 9/16/2009 with the property owner to make payments towards the abatements costs and civil penalties to continue accruing with a determination for imposing same at the review.

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

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None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, stated that 4152 Silver Dollar Avenue, Units 2, 4, 7 and 8 and 4167 Silver Dollar Avenue, Units 2, 3 and 8 have had their final inspections. While some issues remain, there are no current violations on either property. This property owner owns the majority of the condominium units in these two buildings and controls the gas and water.

REX HENRIOTT, Managing Member of RFH La Paz, LLC, thanked MR. SMITH and his office for working with him over the past year. He stressed that he is working tirelessly to address all the issues which had arisen prior to his ownership.

COUNCILMAN REESE requested an explanation for the lack of payment towards the abatement costs on these properties. MR. HENRIOTT stated that he had invested \$50,000 in capital improvements on the properties and would begin making payments towards the abatement costs.

COUNCILMAN REESE requested that within 45 days to allow MR. HENRIOTT an opportunity to make payments towards the abatement costs and recommended that MR. HENRIOTT meet with COUNCILWOMAN SARKISIAN'S office. If MR. HENRIOTT shows the Council that he is making an effort to pay the abatement costs, the civil penalties may be reconsidered and reduced or removed. MAYOR GOODMAN suggested that MR. HENRIOTT arrange a payment schedule with the City for the abatement costs.

MAYOR GOODMAN declared the Public Hearing closed.