



Las Vegas

Agenda Item No.: 71.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 17, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT: Hearing and possible action on a 6-month review for the vacant or abandoned buildings located at 4152 Silver Dollar Avenue Units 2, 4, 5, 6, 7, 4168 Silver Dollar Avenue Units 1-4, 6-8, 4186 Silver Dollar Avenue Units 1-7. PROPERTY OWNERS: RFH 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 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 August 11, 2008
4. Reinspection Report for October 15, 2009
5. Review Hearing Notification Letters

Motion made by LOIS TARKANIAN to Approve a six-month review (9/15/2010)

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, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

DEVIN SMITH, Manager of Neighborhood Response, listed the dates action was taken by the Council on this matter. To date, \$500 has been paid and the property continues to be in compliance, with no further complaints received.

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

REX HARRIETT, Managing Member of RHH La Paz, LLC, stated that some monies were paid before this meeting. He remarked that the circumstances took place prior to him taking ownership, and he has done everything recommended thus far to maintain the property. He showed photographs of the neighboring properties and the subject property to demonstrate the consistency in maintenance between the properties.

TODD FARLOW suggested the Council only work with people that have made an effort to maintain their properties.

COUNCILWOMAN TARKANIAN stated this is the property that had the electricity shut off because the bill was not paid, and a woman in a respirator could not get oxygen. MR. SMITH interjected that the gas was disconnected. She explained that the electricity for the woman's unit was erroneously disconnected, because the company thought it was the unit for which the bill was not being paid.

COUNCILWOMAN TARKANIAN ascertained with MR. SMITH that the reduced assessed amount would continue as a lien on the property and asked how much remains to be paid in City expenses. MR. HARRIETT said the outstanding amount is \$30,000, and he committed to paying the full amount eventually. COUNCILWOMAN TARKANIAN urged him to pay by September 15, 2010.

MR. SMITH recommended a six-month review to ensure compliance.