



Las Vegas

Agenda Item No.: 81.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 5, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT: Public hearing and possible action to consider a request for a waiver and/or reduction of fees and/or daily civil penalties for the property located at 4701 Alpine Place in the amount up to \$17,647.29. **PROPERTY OWNER:** EARTH DEUTSCHE NATIONAL TR CO TRS Ward 1 (Tarkanian)

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

Today's hearing is a request from AHMSI, Inc, Agent, to consider a request for a waiver and/or reduction of fees imposed on the parcel at the City Council meeting(s) on May 6, 2009 for a total of \$31,197.79. The case was generated on July 10, 2008 and was in violation of Las Vegas Municipal Code (LVMC) 9.04 Nuisances; 16.08 Dangerous Buildings and 16.31 Vacant Buildings. The property was abated on December 2, 2008 and a lien was recorded at Clark County recorders office on May 21, 2009. Neighborhood Services received a Request for Waiver and/or Reduction of Civil Penalties Application dated August 21, 2009 on behalf of the buyers requesting the civil penalties be waived.

RECOMMENDATION:

No recommendation.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Request for Waiver and Reduction Application
3. Location Maps
4. Notice of Public Hearing
5. Spreadsheet of Charges Accrued
6. Hearing Notification Letter
7. Copy of the Notice and Claim of Lien

Motion made by LOIS TARKANIAN to Approve civil penalties in the amount of \$10,000

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:

MAYOR GOODMAN declared the Public Hearing open.

While photos were shown, LISA MORRIS HIBBLER, Deputy Director of Neighborhood Services, paraphrased the Purpose/Background Section and confirmed a payment has been made in the amount of \$4,000.50, leaving an outstanding balance of \$27,647.79, which includes interest. Due to the continued blight, staff recommended an assessment of \$10,000.

JASON KING, Realty Executives, appeared on behalf of American Home Mortgage and explained that the property has been cleaned up. However, there is an ongoing problem with squatters, graffiti and easy access onto the property, which creates repetitive clean-ups. Due to these pending penalties, the new owner cannot sell the property but believes these issues would diminish once a new owner resides on the property.

COUNCILMAN WOLFSON confirmed with MR. KING that the potential fines exceed the value of the home. The Council and MS/ HIBBLER discussed this ongoing issue and possible ways to alleviate this problem. COUNCILMAN WOLFSON related his suggestion of having information posted on site relative to potential fines. MAYOR GOODMAN suggested the City's public information officer run these proceedings in the media as well, whereby these owners will be informed.

TODD FARLOW desired to discuss this issue during Citizens Participation.

ANTHONY HODGES believed the City should recoup the abatement costs prior to change of ownership.

COUNCILWOMAN TARKANIAN recognized this ongoing issue within her ward and is aware that the subject bank has a negative reputation in assisting property owners. MR. KING explained the process to the Councilwoman and pointed out that the servicing company, not the bank, is the responsible party for maintaining the properties. She believed civil penalties should be imposed because, ultimately, the bank is the responsible party.

MAYOR GOODMAN declared the Public Hearing closed.