



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: SEPTEMBER 15, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN KUHARSIN

☐ Consent ☒ Discussion

SUBJECT: Hearing and possible action on a 5-day review for the vacant or abandoned buildings located at 4152 Silver Dollar Avenue Units 2, 4, 6, 8, 4168 Silver Dollar Avenue Units 1-4, 6-8, 4186 Silver Dollar Avenue Units 1-4. PROPERTY OWNERS: RFH LA PAZ LLC - Ward 1 (Turkianian)

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
6. Submitted at Meeting - Site Photos

Motion made by LOIS TARKANIAN to Hold in abeyance to 11/17/2010

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, gave some history on this property, which has been monitored extensively. There are no open cases pending on this property. However, a complaint was made about roaches and bed bugs that the property owner is addressing. A one-time payment of \$2,500 was made 3/17/2010, which covered five months.

COUNCILWOMAN TARKANIAN recalled that there was a different property owner and the gentleman that took it over took some time to rectify any of the problems. She asked for MR. SMITH'S recommendation.

MR. SMITH indicated that there is a lien on the property, so if no attempt is made to make further payments, the property could go into foreclosure. The Council could also assess additional penalties. He suggested a review within six months. COUNCILWOMAN TARKANIAN requested that MR. SMITH investigate whether or not the property can be used as low-cost housing for seniors, and that he submit to her a report on the conditions placed on the property. MR. SMITH indicated that the owner is scheduled for a pre-trial on 11/8/2010, which should help the case somewhat.

DEPUTY CITY ATTORNEY DAN STILL asked if the 300-month payments were imposed through a written agreement, to which MR. SMITH replied that it was imposed by the Council, but the debt is in arrears. DEPUTY CITY ATTORNEY STILL suggested notifying the owner to appear before the Council before the six-month period. MAYOR GOODMAN suggested holding this matter until 11/17/2010.

